

RESTRICTIVE COVENANT

OWNER: H. Dalton Wallace

OWNER ADDRESS: 9505 Johnny Morris Rd.
Austin, TX 78724

CITY: **CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

CITY's ADDRESS: P.O. Box 1088
Austin, Travis County, Texas 78767-1088

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which are acknowledged.

PROPERTY: 907 and 909 Congress Avenue, Austin, TX 78701 (the "Property"), more particularly described in the attached **Exhibit "A"**.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions; and

WHEREAS, the Owner intends to redevelop the Property, and, in order to do so, applied to the City of Austin Historic Landmark Commission and received a Certificate of Appropriateness to allow for demolition and reconstruction of the building façades; and

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant ("Agreement"). These covenants and restrictions shall run with the land and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. Historic Structure. The Property is a designated historic landmark pursuant to the Austin City Code Chapter 25-2, Subchapter B, Article 2, Division 3 (Historic Landmarks and Historic Area Districts) and is subject to Austin City Code Chapter 25-11 (Building, Demolition, and Relocation Permits; Special Requirements for Historic Structures).
2. Certificate of Appropriateness. Construction occurring at the Property must comply with the Certificate of Appropriateness prepared by Carter Design Associates, dated July 21, 2021 and approved by the City of Austin on or about September 15, 2021 (the "Certificate of Appropriateness") attached as **Exhibit "B"**.

3. Façade Reconstruction. The Certificate of Appropriateness controls the reconstruction of the façades (the "Construction"). The Owner will safeguard and store the façade components and materials identified in the Certificate of Appropriateness. The Owner agrees to complete Construction within three (3) years from the date Owner obtains the demolition permit for the Property (the "Permit"). If the Owner fails to complete the Construction within three (3) years from the date of the Permit, the Owner violates this Restrictive Covenant. Per Austin City Code Section 25-1-363 (Issuance of Certificate of Occupancy), the Owner shall not obtain a certificate of occupancy until the Construction is completed.
4. If any person or entity shall violate or attempt to violate this Agreement, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such Agreement, to require appropriate actions as indicated under the Agreement, and to collect damages for such actions or inactions.
5. If any part of this Agreement is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.
6. If at any time the City of Austin fails to enforce this Agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
7. This Agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the Owner of the Property, or a portion of the Property, subject to the modification, amendment, or termination at the time of such modification, amendment, or termination.

EXECUTED this the _____ day of _____, 2021.

Owner:

By: _____
H. Dalton Wallace

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

 This instrument was acknowledged before me on this the ____ day of _____
2021, by H. Dalton Wallace.

Notary Public, State of Texas

APPROVED AS TO FORM:

Name: _____
Assistant City Attorney
City of Austin

EXHIBIT "A"

Parcel 1:

The property at 907 Congress Avenue, Austin, Travis County, Texas, being more particularly described as the north one-half of Lot 2, Block 111, of the original city of Austin, Travis County, Texas, according to the map or plat thereof on file in the General Land Office of the State of Texas, and being the same property described in deed recorded in Volume 11781, Page 574, Real Property Records of Travis County, Texas.

Parcel 2:

The property at 909 Congress Avenue, Austin, Travis County, Texas, being more particularly described as the south one-half of Lot 3, Block 111, of the original city of Austin, Travis County, Texas, according to the map or plat thereof on file in the General Land Office of the State of Texas, and being the same property described in deed recorded in instrument 2010047733, Real Property Records of Travis County, Texas.

**APPROVED***By Amber Allen at 11:30 am, Sep 15, 2021***907 – 909 – 911 CONGRESS AVENUE****AUSTIN, TEXAS****FAÇADE DECONSTRUCTION / RECONSTRUCTION****SCOPE OF WORK / OUTLINE TO COMPLETE****A. OVERALL PROJECT ORGANIZATION (OVERVIEW – SEE BELOW FOR DETAIL)**

- a. Research and documentation search on existing construction
- b. Visual and non-destructive evaluation (NDE) and testing
- c. Confirmation of structural integrity and ability to withstand documentation and deconstruction as planned.
- d. **Deliverable 1** – Abstract and Bibliography of information used to inform reconstruction (photographs), summary of mortar, brick composition and condition testing
- e. Review of deconstruction Scope of Work based on Information gathered in a, b & C above
- f. Finalized Scope of Work and sequence of implementation.
- g. **Deliverable 2** – Safety plan for documentation and deconstruction including pedestrian protection, neighboring building and selective access for design and deconstruction team.
- h. Preparation of specifications, drawings and other elements required for contract/bid documents for deconstruction work
- i. **Deliverable 3** – Final drawings and documentation of existing conditions.
- j. **Deliverable 4** – Deconstruction Phase: Confirm document accuracy based on profiles, details and other site collected information.
- k. Document, number and record materials pallets as part of deconstruction.
- l. On-site observation of work in progress
- m. Final Documentation of deconstruction, material inventory and proper storage
- n. **Deliverable 5** – Reconstruction documents and coordination with redevelopment design team
- o. On-site observation of work in progress
- p. Final documentation of historic materials in place

B. DOCUMENTATION

- a. Review of existing photographic documentation to inform deconstruction and reconstruction plan preparation.
- b. Review all building inspection reports.
- c. Review all environmental documents and incorporate any outstanding items into final Scope of Work.
- d. Photograph current conditions prior to any additional demolition.
- e. Document stone construction to same extent as brick construction for archives. Due to safety concerns and current protections, documentation scans cannot be completed until the bracing required for deconstruction is in place.
- f. ~~Recommendation:~~ Laser scanning of the existing construction. Provide point cloud to be used in documentation and to assist in the deconstruction and reconstruction activities.
- g. Coordinate with Austin History Center and City Preservation Officer on existing documents that may be available to use as resources for the reconstruction or representation of unknown elements.

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Coordinate with Austin History Center to determine final document- preparation and retention requirements for archival purposes.

C, D & E ARE DONE SIMULTANEOUSLY

C. THE NON – DESTRUCTIVE EVALUATION (NDE) PROGRAM

- a. Determine logistics, fieldwork and site requirements. Work with contractor to determine scaffolding plan, safety procedures and building exposure strategies
- b. Confirm areas that are stable and can support further investigation. Perform preliminary laser scans and material testing based on access availability. Adjust scanning, geolocating, testing and evaluation based on new information, access and time.
- c. Prior to and during deconstruction, expose representative areas of the structures for additional documentation. Ensure all representative masonry patterns and types will be exposed in this controlled fashion. AE to be present to look for ghosting patterns that may indicate construction sequence or technique, additional materials that may not be present, missing non masonry materials, paint colors and construction sequences, etc.
- d. Develop detailed strategy for salvage of masonry and materials required for reconstruction.
- e. Document location for all testing and investigations.
- f. Confirm Sequence and schedule of work
- g. Field observation of the material evaluation tests

D. DAMAGE ASSESSMENT, PROBES AND SAMPLING

- a. Determine types of material deterioration – moisture, mortar failure, compression failure and/or structural failure
- b. Brick and stone mortar samples
- c. Stone samples
- d. Brick samples for composition and color
- e. Other building materials as found and identified
- f. Documentation of construction detail - in situ
- g. Structural sequencing for the deconstruction

E. STRUCTURAL EVALUATION

- a. Review known Information on structural integrity, covers and previous Interventions/damages
- b. Visual assessments
- c. Non-Destructive Evaluations (NDE)
- d. Analytical program to determine tolerable stresses during deconstruction
- e. Evaluation of information from the NDE and Analytical Programs
- f. Final determination on viability of in-situ restoration of 909 Congress.
- g. Final structural review and approval of support, scaffolding, protections, separation of buildings and properties under separate ownership as required for safe deconstruction of facades, bracing of areas to be deconstructed/demolished, bracing of adjacent properties, storage conditions, and reconstruction plans



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F. SPECIFICATIONS FOR DECONSTRUCTION

Division 1 – General Requirements

Historic Treatments

Photographic Documentation

Submittal Procedures

Mock-ups

Temporary Facilities, Controls and Protections

Traffic Control

Construction Waste Management and Disposal

Project Record Documents

Division 2 – Existing Conditions

Structure Demolition

Selective Demolition

Historic Removal and Dismantling

Pest Control

Division 4 - Masonry

Brick Masonry Repair

Historic Masonry Cleaning

Historic Brick Unit Masonry Repair

Historic Stone Masonry Repair

Historic Stone Consolidation Treatment

Division 5 – Metals

Historic Metal Cleaning

Historic Metal Repair

Steel Framing

Division 6 – Wood, Plastics and Composites

Historic Wood repair

Exterior Rough Carpentry

Sheathing

Wood Treatments

Division 7 – Thermal and Moisture Protection

Sheet Metal Flashing and Trim

Joint Sealants

Division 8 – Openings

Historic Treatment of Wood Windows

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Division 9 – Finishes

Historic Treatment of Plain Painting

Exterior Painting

Specialty Coatings

G. DECONSTRUCTION AND RECONSTRUCTION PHILOSOPHY AND APPROACH

- a. Use the Secretary of Interior (SOI) Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings (2017). Although other properties of this era survive, the loss of this much of the block face would be detrimental to the experience, understanding and knowledge of the Congress Avenue Historic District. Although it is understood that Reconstruction is the historic treatment of last resort, façade reconstruction in this case, is not only warranted, but fundamental to the integrity and sense of place.
- b. All work done by statutorily defined disciplines shall meet SOI stated professional qualifications and standards. All professionals shall have the minimum education and experience level providing services on historical projects of this importance and complexity. Additionally minimum years of experience in comparable historic demolition, deconstruction and construction shall be demonstrated by those providing construction services associated with the project. These qualifications will be delineated and quantified in the technical specifications and the contract documents for all aspects of the project undertakings.
- c. At a minimum the following SOI Treatment Standards are to be met.
 1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
 2. Reconstruction of a building, structure or object in its historic location will be preceded by thorough investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken. *<This Statement of Work outlines our mitigation measures>*
 3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
 4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
 5. ~~RA~~ Reconstruction will be clearly identified as a contemporary re-creation.
 6. Designs that were never executed historically will not be constructed.
- d. There are historic portions of the buildings that will not be rebuilt, including stone exterior walls. As part of the historical archive, accurate drawings and photographs of the current condition should be created to be archived at the Austin History Center.

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- e. Although the general period of significance is assumed, a reconstruction date would be determined based on known, authenticated photographic evidence and may be different for each structure.
- f. Reconstruction details will be based on photographic and other evidentiary findings, not on speculation, conjecture or what is present on other buildings of the era.
- g. Careful delineation and mapping of the distinct types of reconstruction.
 - 1. Original materials, installed in original location;
 - 2. original materials installed in a different, but like location,
 - 3. original materials installed in a different and unlike location;
 - 4. replication based on documentation; and
 - 5. infill elements for which there is no documentation either to material, color, finish and /or profile.
- h. Develop documentation to assist the public in understanding the reconstruction – appreciating the value of the reconstruction yet recognizing that reconstruction is different from having the resource itself.
- i. It is understood the reconstruction of the historic façades will be part of a contemporary redevelopment of the site. Historic reconstruction documents pertaining to the design and reconstruction of the façades with materials and construction techniques unique to their materials and construction should be prepared and coordinated both aesthetically and structurally with the new development.
- j. As much historic material, in its original location will be re-used as possible. It is understood that some material is beyond repair and will have to be replicated. It is also understood that there are materials in walls to be demolished and not rebuilt, that may be used to rebuild the façades. The salvaged material should be used to the fullest extent possible.
- k. All salvaged materials shall be retained until construction of the entire redevelopment project is complete. No viable nonhazardous historic material should be deposited without approval of the Historic Architect of Record.
- l. Without compromising building integrity, new materials should match historic materials in species, chemical and compositional makeup. New mortar mixes should be based on testing original mortars and structural requirements based on the capacities, strength and composition of the original brick. Any code required changes shall be clearly identifiable as modern interventions, and if at all possible not visible on the historic façade.
- m. At this time storefront evidence for the three buildings is lacking. Photographic evidence of the original wood arcades has been found and can be used should the Preservation Office agree the recreation of the arcades is desirable. Evidence of the storefronts contemporaneous with the original construction of the buildings has not been found.
- n. Photographic evidence of circa 1920s-1930s storefronts does exist. As does evidence for later more modern storefronts. CDA will work with the Preservation office to determine the desired reconstruction intent at the street level.

H. STABILIZATION AND DECONSTRUCTION WORK PLAN

- a. Overall Plan: Deconstruct facades prior to demolition of 909 and 911. As safely as is practicable provide needle support and bracing for facade at 907 and start demolition of 907 to prepare site to brace the north wall of 905.

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- b. Provide city of Austin approved Traffic control Plan.
- c. Construct pedestrian protection, shields and other demolition required facilities. Such protection should not rely on the historic buildings for structural or other support or stabilization.
- d. Provide engineered drawings for needling and bracing of facades required to safely perform the deconstruction.
- a. Provide engineered drawings for the bracing required for the stability of neighboring 905.
- b.e. Deconstruct each building individually. If confirmed by structural analysis of current condition, start with 907, then 911 and finally determine the stability of 909. Final deconstruction sequence to be determined/ confirmed by licensed structural engineer.
- f. Prior to deconstruction of the masonry ~~structure~~, all window frames, sashes and accoutrements shall be removed. All window parts shall be examined and with the final determination of any that can be restored and reinstalled. Those that cannot salvaged shall be retained to be used as templates/scribes for reconstruction of replacement windows. If any glazing (broken or whole) is still in the window, it should remain and be protected until it can be studied in more detail.
- e.g. ~~Provide Temporary support for the openings as may be required to continue the measured deconstruction. If any glazing (broken or whole) is still in the window, it should remain and be protected until it can be studied in more detail.~~
- d.h. Window parts will be numbered and labeled both for their location in the façade and their place in the window assembly. In the case of 907, the wood species should be identified, profiles recorded, and glazing preserved, as these are some of the few remaining curved top windows and frames.
- e.i. Each window opening will require extensive documentation to determine existing condition, any ghosting or clues about the original installation and finishes.
- f.j. Based on the information revealed previously, the cornice sections will be removed to document not only their profile, but construction. Ghosts of masonry joints will be recorded to guide sizing of new materials that may be needed to complete the reconstructed profiles.
- g.k. Brick and stone courses may not be level. Compression and mortar failure may render in-situ measurements inaccurate for reconstruction. Masonry courses may have changed size due to compression, tensile, structural failure, loss of mortar and/or damage by modern construction.
- h.l. As deconstruction progresses, record information that may have been hidden and protected to be used to inform reconstruction and added to the historical record for the structure. Using photography, scribes and other tracing tools make full size templates as required for repair, reconstruction or replication.
- i.m. The site, itself will be treated much like an archeological site using hand tools and markers familiar to the trade. Stable plastic reference targets and 2 meter metal ranging rods will be used to ensure any salvage, reference materials and /or wooden guide sticks and references are properly calibrated.
- j.n. Laser Scanning and digital referencing ~~is recommended~~ will be employed. With the help of a laser point cloud created by the scan, the existing façade will be mapped with a grid that will allow us to locate each brick and confirm its location as it is removed, evaluated, cleaned, numbered and prepared for transportation and storage. The use of laser scanning provides stable benchmarks from which all measurements can be made. The same points can be used for the reconstruction of the facades and be used to account for any structural deformities that may be present now.
- k.o. ~~Should laser scanning not be possible for structural or other reasons~~ Initial laser scanning, and laser measurements taken during deconstruction will be used to create, a 3 point location grid will be established for recording the position of each course ~~and each intermediate bricks~~ and all openings.

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These will be measured in relationship to each other as well as the structure as a whole, using the ranging rods and /or targets for accurate measure benchmarks. Each structure will be deconstructed from the north to the south. Wooden gauging strips will also be prepared, marked and kept as reference for each course and palletted with the masonry as it deconstructed. Masonry openings will also be marked in relation to the marked masonry units. The goal is to have the masons work to multiple intermediate data points so that the subtleties and imperfections of the original construction can be replicated.

I. Remove bricks as directed by Engineer and observed by the Architect, course by course. Each viable masonry unit will be numbered with condition on the top surface and referenced to the grid. Non-viable masonry will also be numbered and referenced to the grid, and marked for reversal, repair, or replacement. This documentation will occur course by course including ties units, ornamentation and interstitial-Interior wythes.

m.p. All brick and masonry work will be done by hand to the extent possible. Should strong mortar be encountered, mallet and chisel will be used by tradesperson skilled in their use for removal of brick without damage to the brick or structure. Additional testing of masonry and mortar will be required.

m.q. Bricks will be preliminarily cleaned of mortar at this phase, properly marked and documented, and placed on a pallet fitted with 5/8" plywood. Pallets will be stacked by location and not higher than 12 units high. Pallets will be shrink wrapped, marked and hauled to a storage warehouse. Location in the warehouse by location on the building will also be documented. Stone components will be similarly treated. However, depending on their condition and their size, some crating of the units may be required for protection.

o.r. Window frames shall be removed in the largest pieces possible, including whole sashes. Do not clean at this phase. The opening, the sash and all wood parts and pockets will need to be inspected for remnants of hardware, original paints and or stains. The windows should be studied to prepare the templates for the replica windows.

p.s. At the time of deconstruction, the first estimate on the numbers of bricks that will be reinstalled, salvaged bricks that will be reused, and bricks that will have to be replaced will be made. At this time all bricks that can be salvaged will be salvaged to be used as field replacements, salvage poultrice and other construction needs. The goal is to use as much of the historic material in the reconstruction as possible.

q.t. In situ measurements will be taken, however, due to mortar deterioration and shear failures, these dimensions may not match the finished reconstruction and should be used to place the feature not to measure its final location.

r.u. Although there is much deterioration, there are still areas where original construction and materials have been protected. These areas should be analyzed for color, material, paint layers and construction techniques. This information can then be used to inform the reconstruction of the facades.

I. RECONSTRUCTION

- a. Prepare reconstruction documents and specifications. At the least the following specifications should be added to the previously prepared technical specifications.

**APPROVED***By Amber Allen at 11:31 am, Sep 15, 2021*

Division 5 – Metals
Historic Metal Replication

Division 6 – Wood, Plastics and Composites
Exterior Architectural Woodwork
Exterior Stile and Rail Wood Paneling

Division 8 – Openings
Historic Treatment of Wood Doors
Stile and Rail Wood Doors
Wood Windows
Door Hardware
Glazing

- b. The reconstruction drawings will be reviewed and corrected based on the conditions, dimensions and information found during the deconstruction. All documents will be corrected and specifications will be added based on the as-found conditions.
- ~~b.c.~~ Historic Architect to coordinate the Owners of 905 to determine final IBC compliant fire wall required and final stabilization of exterior stone wall at 905. Demolition of 907 will effectively separate the properties. Any new construction on 907 will not depend on the existing historic wall for support or fire resistance required by code.
- ~~c.d.~~ Historic Architect to coordinate all work with new development Architect of Records. It is understood that the completed project should not appear like a new building with the historic façade pasted onto its elevation.
- ~~d.e.~~ Determine all new elements that will be required for the reconstruction. Provide construction detailing for new construction including wood profiles, stile and rail construction, and window sash and frame.
- ~~e.f.~~ Coordinate rebuilt facades with new construction. Reconfirm with engineer the type of construction that is needed for the reconstructed facades to work with the new construction.
- ~~f.g.~~ Final cleaning and acclimation of all masonry prior to reconstruction.
- ~~g.h.~~ Coordinate construction of on-site mock-ups using salvaged brick. Mock- up to review mortar, color matches (if required), brick repair (if required), brick turning, brick coursing and pattern. Prepare one mock up for each façade.
- ~~h.i.~~ Clearly record the location of original material in original locations, original materials, replications and areas with modern infill.
- ~~i.j.~~ All reconstruction will use materials that will not stress the original brick and stone. Mortar will be formulated based on mortar test performed on the historic mortars.
- ~~j.k.~~ Coordinate compilation of all final documentation including the archival information for the City.
- ~~k.l.~~ Coordinate interpretive signs for the reconstruction and the Historic District.

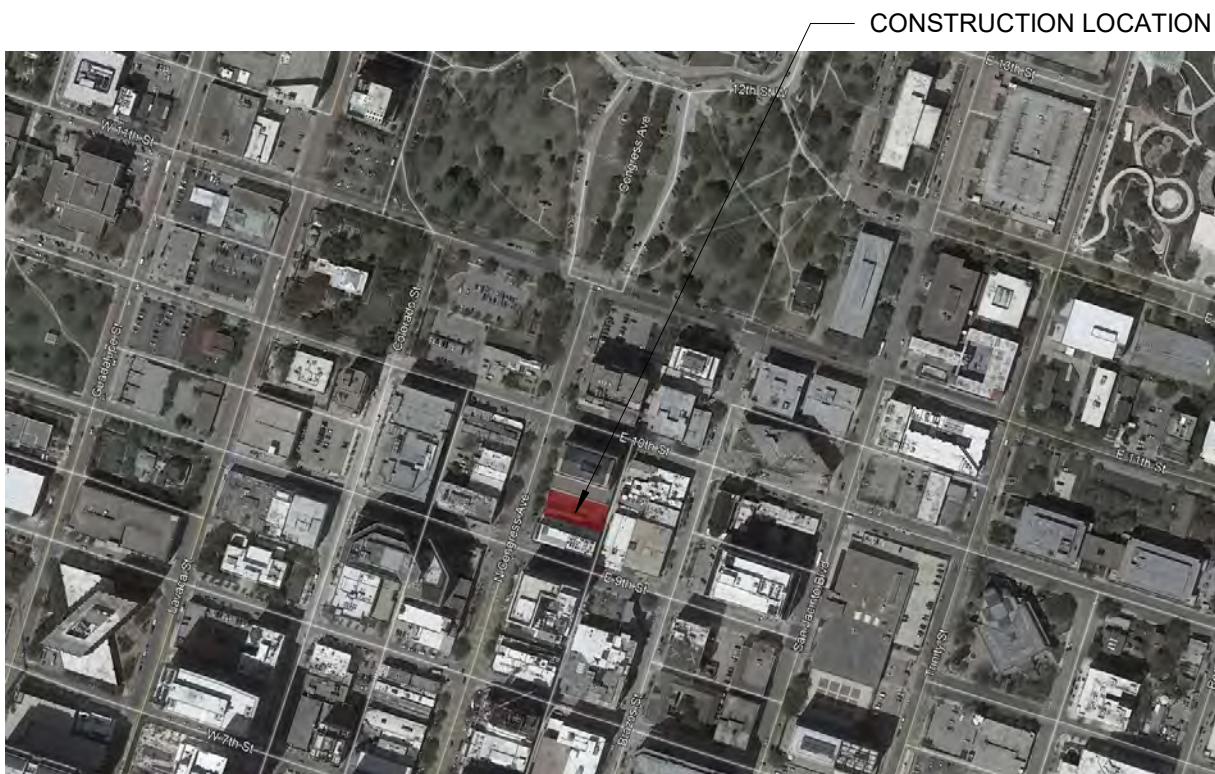
907, 909, AND 911 CONGRESS AVE

PROJECT ADDRESS:
907, 909, 911 CONGRESS AVE
AUSTIN, TX 78701

PROJECT NUMBER:
202103
PROJECT ISSUE DATE:
26 JULY 2021



LOCATION MAP



INDEX OF SHEETS

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A105	909 EXISTING CONDITIONS & DEMOLITION
A106	911 EXISTING PHOTOS
A107	911 EXISTING CONDITIONS & DEMOLITION
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A114	EXISTING AND NEW ELEVATIONS
S100	BRACING PLAN


PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW. IT
IS INCOMPLETE AND MAY NOT BE
USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.


DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

REVISIONS:		
NO	REFERENCE	ISSUED

ARCHITECT
**CARTER • DESIGN
ASSOCIATES**
817 WEST ELEVENTH STREET
AUSTIN TEXAS 78701 (512) 476-1812
ARCHITECTURE PLANNING PRESERVATION



APPROVED
By Amber Allen at 11:33 am, Sep 15, 2021

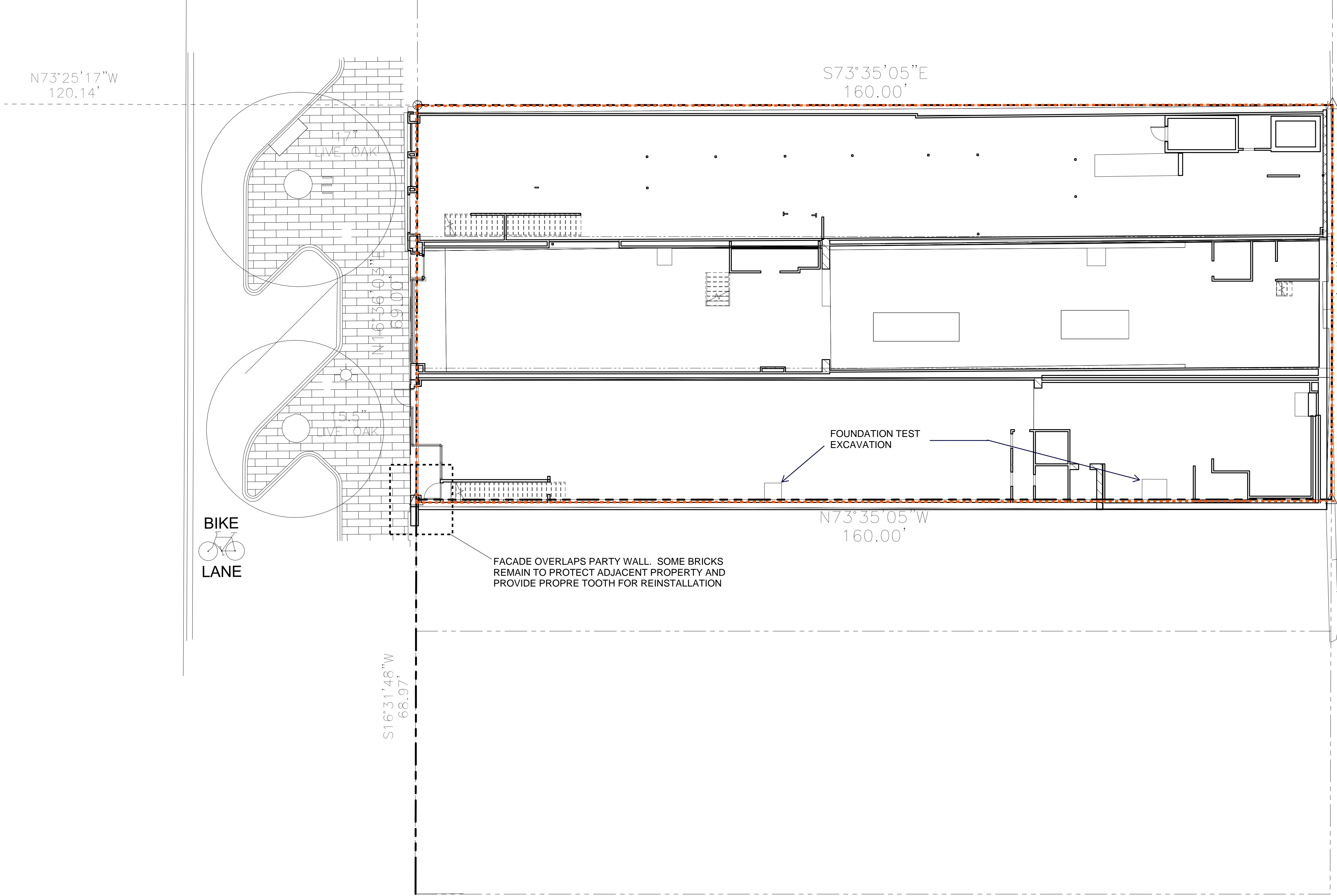


STRUCTURES
STRUCTURAL ENGINEER

STRUCTURES, TX
6926 N. LAMAR BLVD
AUSTIN, TX 78752
(512)-499-0919

ABBREVIATIONS				RECONSTRUCTION NOTES				STABILIZATION AND DEMO NOTES				GENERAL NOTES			
@	AT	F.F. (E.)	FINISHED FLOOR (ELEVATION)	PREFAB.	PREFABRICATED										
@F.F., @FF	AT FINISHED FLOOR	FH., F.H.	FIRE HYDRANT	PRO.	PROTECTION										
ABV.	ABOVE	FHC	FIRE HOSE CABINET	PVC.	POLYVINYL CHLORIDE										
ACoust.	ACOUSTICAL	FIN.	FINISH	R.	REFRIGERATOR										
A/C	AIR CONDITIONING	FLX.	FIXTURE	R.O.W.	RIGHT OF WAY										
ADA	AMERICANS WITH DISABILITIES ACT	FLR.	FLOOR	RCP, R.C.P.	REINFORCED CONCRETE PIPE										
ADMIN.	ADMINISTRATION	FLUOR.	FLUORESCENT	R.D.	ROOF DRAIN										
A/P/F/S.	AMPS/POLES/FUSE SIZE/STARTER SIZE	F.O.C.	FACE OF CURB	RECOM.	RECOMMENDATION										
A.F.F., AFF	ABOVE FINISH FLOOR	FT.	FOOT, FEET	REF.	REFER TO										
ALUM.	ALUMINUM	FURR.	FURRING	REINF.	REINFORCED; REINFORCEMENT										
ARCH(L).	ARCHITECT, ARCHITECTURAL	FIXD.	FIXED	REQD.	REQUIRED										
ASST.	ASSISTANT	G.C.	GENERAL CONTRACTOR	R.M.	ROOM										
A-V	AUDIO-VISUAL	GA.	GAUGE	R.R.	RESTROOM										
BD.	BOARD	GALV.	GALVANIZED	S.	SOUTH										
BET.	BETWEEN	GFI.	GROUND FAULT INTERRUPT	S.B.L.	SETBACK LINE										
BHL	BOREHOLE	GLZ.	GLAZING	SAN.	SANITARY										
BLDG.	BUILDING	G.P.M.	GALLONS PER MINUTE	SC	SCALE										
BLK.	BLOCK	GR.	GRADE	SCHED.	SCHEDULED										
BLKG	BLOCKING	GRND.	GROUND	SF.	SQUARE FEET										
BM(S).	BEAM(S)	GYP.	GYPSUM	SHT.	SHEET										
B.O.C.	BACK OF CURB	H.C.; H/C	HANDICAPPED	SHWR.	SHOWER										
BOT.	BOTTOM	HORIZ.	HORIZONTAL	SIM.	SIMILAR										
B.SMT.	BASEMENT	HR.	HOUR	SN.	SOLID NEUTRAL										
BTWN.	BETWEEN	HRDWD.	HARDWOOD	S.O.S.	SIMILAR OPPOSITE SIDE										
CL	CENTER LINE	HT.	HEIGHT	SQ.	SQUARE										
C.	CONDUIT	IN.	INCHES	STD.	STANDARD										
C.J., C/J	CONTROL JOINT	INFO	INFORMATION	STGT.	SEALTIGHT										
C.O.A.	CITY OF AUSTIN	INSULA.; INSUL.	INSULATION	STIFF.	STIFFENER										
CAB.	CABINET	INT.	INTERIOR	STL.	STEEL										
CAL.	CALIPER	JAN.	JANITOR	STOR.	STORAGE										
CCTS.	CIRCUITS	JST	JOIST	STRUCT.	STRUCTURAL										
CHAN.	CHANNEL	JT., JNT	JOINT	SUSP.	SUSPENDED										
CLG.	CEILING	LAM.	LAMINATE	SW.	SWITCH										
CMU, C.M.U.	CONCRETE MASONRY UNIT	LAV.	LAVATORY	SWR	SEWER										
COL.	COLUMN	LBS.	POUNDS	TEL.	TELEPHONE										
COM.	COMMUNICATION	LF, L.F.	FOOT, FEET	TL.	TWIST LOCK										
CONC.	CONCRETE	LT.	LIGHT	T.O.B.(M.)	TOP OF BEAM										
CONN.	CONNECTION	MAX.	MAXIMUM	T.O.S.	TOP OF STEEL										
CONST.	CONSTRUCTION	MANUF.	MANUFACTURER	TOT.	TOTAL										
CONT.	CONTINUOUS	MECH.	MECHANICAL	TS	TUBE STEEL										
COORD	COORDINATION	M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING	TW.	TOP OF WALL										
CORR.	CORRIDOR	MFR.	MANUFACTURER	TYP.	TYPICAL										
CTR(D).	CENTER(ED)	MGR.	MANAGER	U.N.O., UNO	UNLESS NOTED OTHERWISE										
CU.	COPPER	MH.	MANHOLE	VCT	VINYL COMPOSITE TILE										
CVR.	COVER	MIN.	MINIMUM	VERT.	VERTICAL										
DET.	DETAIL	MISC.	MISCELLANEOUS	W.	WITH										
DIAG.	DIAGONAL(LY)	M.O.	MASONRY OPENING	W.	WEST										
DIA.	DIAMETER	MTD.	MOUNTED	W.R.	WATER RESISTANT										
DISP.	DISPENSER	MTL.	METAL	W.W.F.	WOVEN WIRE FABRIC										
DIV.	DIVISION	N.	NORTH	WD.	WOOD										
DN.	DOWN	NIC	NOT IN CONTRACT	WP.	WEATHER PROOF										
DORM.	DORMITORY	N.T.S.	NOT TO SCALE	WT.	WEIGHT										
DP.	DEEP	NF.	NON-FUSED												
D.S.	DOWNSPOUT	NO.	NUMBER												
DW.	DISHWASHER	O.C.	ON CENTER												
DWG.	DRAWING	O.H.	OVERHEAD												
DWLS.	DOWELS	OPNG.	OPENING												
E.	EAST	OPP.	OPPOSITE												
E.A.	EACH	P.P., PP	POWER POLE												
E.J., E.J.	EXPANSION JOINT	P.S.F.	POUNDS PER SQ. FT.												
ELEV.	ELEVATION	P.U.E.	PUBLIC UTILITY EASEMENT												
ENGR.	ENGINEER	PC.	PHOTO CELL												
EQ.	EQUAL	PG.	PAGE												
ESMT.	EASEMENT	PL.	PLATE												
EW.	ELECTRIC WATER COOLER	PLAS.	PLASTIC												
EXH.	EXHAUST	PLYM.	PLYMING												
EXP.	EXPANSION	PLYWD.	PLYWOOD												
EXT.	EXTERIOR	PNT	PAINT												
EXTING.	EXTINGUISHER														
FEC	FIRE EXTINGUISHER CABINET														
SYMBOLS				DESIGN PHILOSOPHY				DESIGN PHILOSOPHY							
1	View Name		DRAWING TITLE												
1/8" = 1'-0"															
PLAN															
TRUE															
NORTH															
NORTH															
FINISH FLOOR															
100' - 0"															
FINISH FLOOR															
100' - 0"															
1															
A-101															
1															
A-101															
0															
ROOM NAME															
100															
100															
8'-0"															
101															
11															
XXX															
SLOPE ARROW															
				1. USE THE SECRETARY OF INTERIOR (SOI) STANDARDS FOR RECONSTRUCTION AND GUIDELINES FOR RECONSTRUCTING HISTORIC BUILDINGS (2017). ALTHOUGH OTHER PROPERTIES OF THIS ERA SURVIVE, THE LOSS OF THE MUCH OF THE BLOCK FACE WOULD BE DETRIMENTAL TO THE EXPERIENCE, UNDERSTANDING AND KNOWLEDGE OF THE CONGRESS AVENUE HISTORIC DISTRICT. ALTHOUGH IT IS UNDERSTOOD THAT RECONSTRUCTION IS THE HISTORIC TREATMENT OF LAST RESORT, FAÇADE RECONSTRUCTION IN THIS CASE, IS NOT ONLY WARRANTED, BUT FUNDAMENTAL TO THE INTEGRITY AND SENSE OF PLACE.				5. ALTHOUGH THE GENERAL PERIOD OF SIGNIFICANCE IS ASSUMED, A RECONSTRUCTION DATE WOULD BE DETERMINED BASED ON KNOWN, AUTHENTICATED PHOTOGRAPHIC EVIDENCE AND MAY BE DIFFERENT FOR EACH STRUCTURE.							
				2. ALL WORK DONE BY STATUTORILY DEFINED DISCIPLINES SHALL MEET SOI STATED PROFESSIONAL QUALIFICATIONS AND STANDARDS. ALL PROFESSIONALS SHALL HAVE THE MINIMUM EDUCATION AND EXPERIENCE LEVEL PROVIDING SERVICES ON HISTORICAL PROJECTS OF THIS IMPORTANCE AND COMPLEXITY. ADDITIONALLY MINIMUM YEARS OF EXPERIENCE IN COMPARABLE HISTORIC DEMOLITION, DECONSTRUCTION AND CONSTRUCTION SERVICES ASSOCIATED WITH THE PROJECT. THESE QUALIFICATIONS WILL BE DETERMINED AND QUANTIFIED IN THE TECHNICAL SPECIFICATIONS AND THE CONTRACT DOCUMENTS FOR ALL ASPECTS OF THE PROJECT UNDERTAKINGS.				6. RECONSTRUCTION DETAILS WILL BE BASED ON PHOTOGRAPHIC AND OTHER EVIDENTIARY FINDINGS, NOT ON SPECULATION, CONJECTURE OR WHAT IS PRESENT ON OTHER BUILDINGS OF THE ERA.							
				3. AT A MINIMUM THE FOLLOWING SOI TREATMENT STANDARDS ARE TO BE MET.				7. CAREFUL DELINEATION AND MAPPING OF THE DISTINCT TYPES OF RECONSTRUCTION.							
				3.1 RECONSTRUCTION WILL BE USED TO DEPICT VANISHED OR NON-SURVIVING PORTIONS OF A PROPERTY WHEN DOCUMENTARY AND PHYSICAL EVIDENCE IS AVAILABLE TO PERMIT ACCURATE RECONSTRUCTION WITH MINIMAL CONJECTURE AND SUCH RECONSTRUCTION IS ESSENTIAL TO THE PUBLIC UNDERSTANDING OF THE PROPERTY.				7.1 ORIGINAL MATERIALS, INSTALLED IN ORIGINAL LOCATION;							
				3.2 RECONSTRUCTION OF A BUILDING, STRUCTURE OR OBJECT IN ITS HISTORIC LOCATION WILL BE PRECEDED BY THOROUGH INVESTIGATION TO IDENTIFY AND EVALUATE THOSE FEATURES AND ARTIFACTS WHICH ARE ESSENTIAL TO AN ACCURATE RECONSTRUCTION. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES WILL BE UNDERTAKEN. <THIS STATEMENT OF WORK OUTLINES OUR MITIGATION MEASURES>				7.2 ORIGINAL MATERIALS INSTALLED IN A DIFFERENT, BUT LIKE LOCATION;							
				3.3 RECONSTRUCTION WILL INCLUDE MEASURES TO PRESERVE ANY REMAINING HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS.				7.3 ORIGINAL MATERIALS INSTALLED IN A DIFFERENT AND UNLIKE LOCATION;							
				3.4 RECONSTRUCTION WILL BE BASED ON THE ACCURATE DUPLICATION OF HISTORIC FEATURES AND ELEMENTS SUBSTANTIATED BY DOCUMENTARY OR PHYSICAL EVIDENCE RATHER THAN ON CONJECTURAL DESIGNS OR THE AVAILABILITY OF DIFFERENT FEATURES FROM OTHER HISTORIC PROPERTIES. A RECONSTRUCTED PROPERTY WILL RECREATE THE APPEARANCE OF THE NON-SURVIVING HISTORIC PROPERTY IN MATERIALS, DESIGN, COLOR AND TEXTURE.				7.4 REPLICATION BASED ON DOCUMENTATION; AND							

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GENERAL NOTES - SITE PLAN

1. INFORMATION SHOWN ON THIS SITE PLAN IS SUPPLEMENTARY TO SITE PLANS BY OTHERS. REFER TO CIVIL AND MEP SITE PLANS FOR ADDITIONAL SITE WORK AND INFORMATION.
2. VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS PRIOR TO COMMENCING WORK.
3. ALL NEW SIDEWALKS TO HAVE MAX 1:20 GRADE WITH CROSS SLOPE TO DRAIN AT 1/4" PER FOOT. BROOM FINISH UNLESS OTHERWISE NOTED.
4. ALL HANDICAPPED PARKING AND LOADING AREAS TO MAINTAIN MAX 1:50 SLOPE
5. PROVIDE PAINTED CURB FOR FIRE LANE STRIPING IN ACCORDANCE WITH CITY/COUNTY FIRE STANDARDS.
6. ALL CURB RAMP SHALL HAVE, FOR THE FULL WIDTH AND DEPTH OF THE RAMP, A LIGHT REFLECTIVE COLOR AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH ADJOINING PEDESTRAIN ROUTES.
7. ALL LANDSCAPING TO BE IRRIGATED BY DRIP IRRIGATION.

ISSUE DATE:	26 JULY 2021
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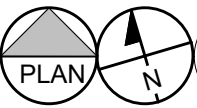
100% SCHEMATIC DESIGN

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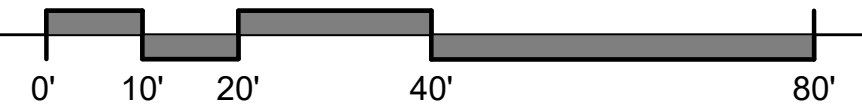
ARCHITECTURAL
SITE PLAN

AS100



1

ARCHITECTURAL LANDSCAPE SITE PLAN
1" = 10'-0"



APPROVED

By Amber Allen at 11:33 am, Sep 15, 2021



3 HISTORIC PHOTO 3 circa mid 1970s
1" = 100'-0"



1 HISTORIC PHOTO 1 circa 1960s
1" = 50'-0"



5 HISTORIC PHOTO 5 circa late 1940s
1" = 50'-0"



4 HISTORIC PHOTO 4 circa late 1940s
1" = 100'-0"

Steve Ladousky

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By Amber Allen at 11:33 am, Sep 15, 2021

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HISTORIC PHOTOS

A101



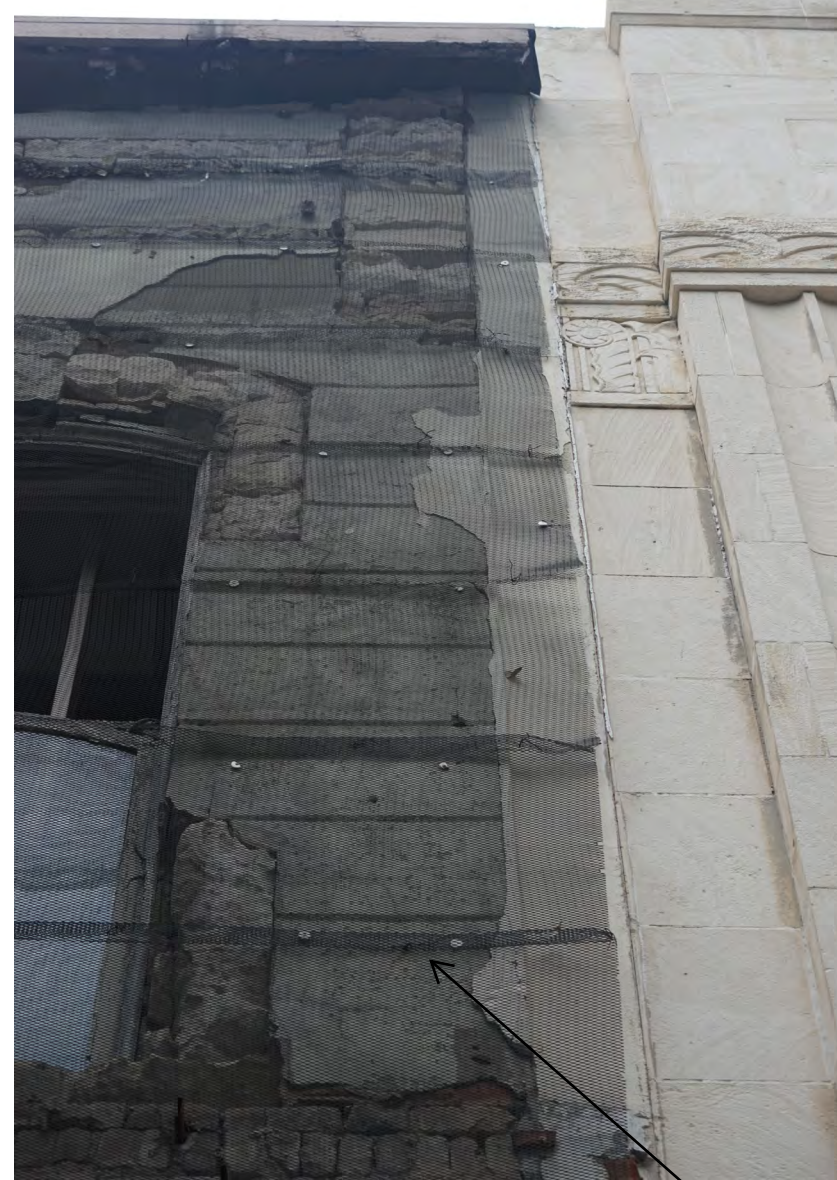
8 907 UPPER NORTH WINDOW



7 907 UPPER CENTRAL NORTH



6 907 UPPER CENTRAL SOUTH



5 907 SOUTH SIDE UPPER WALL

GENERAL NOTES - EXTERIOR ELEVATIONS

1. CONTROL JOINT @ STONE - TO FOLLOW STONE EDGE STARTING FROM TOP EDGE OF WINDOW/DOOR SYSTEM TO TOP OF PARAPET.
2. CONTROL JOINT @ STUCCO - STARTING FROM TOP EDGE OF WINDOW/DOOR SYSTEM TO TOP OF PARAPET.

EXTERIOR ELEVATION LEGEND

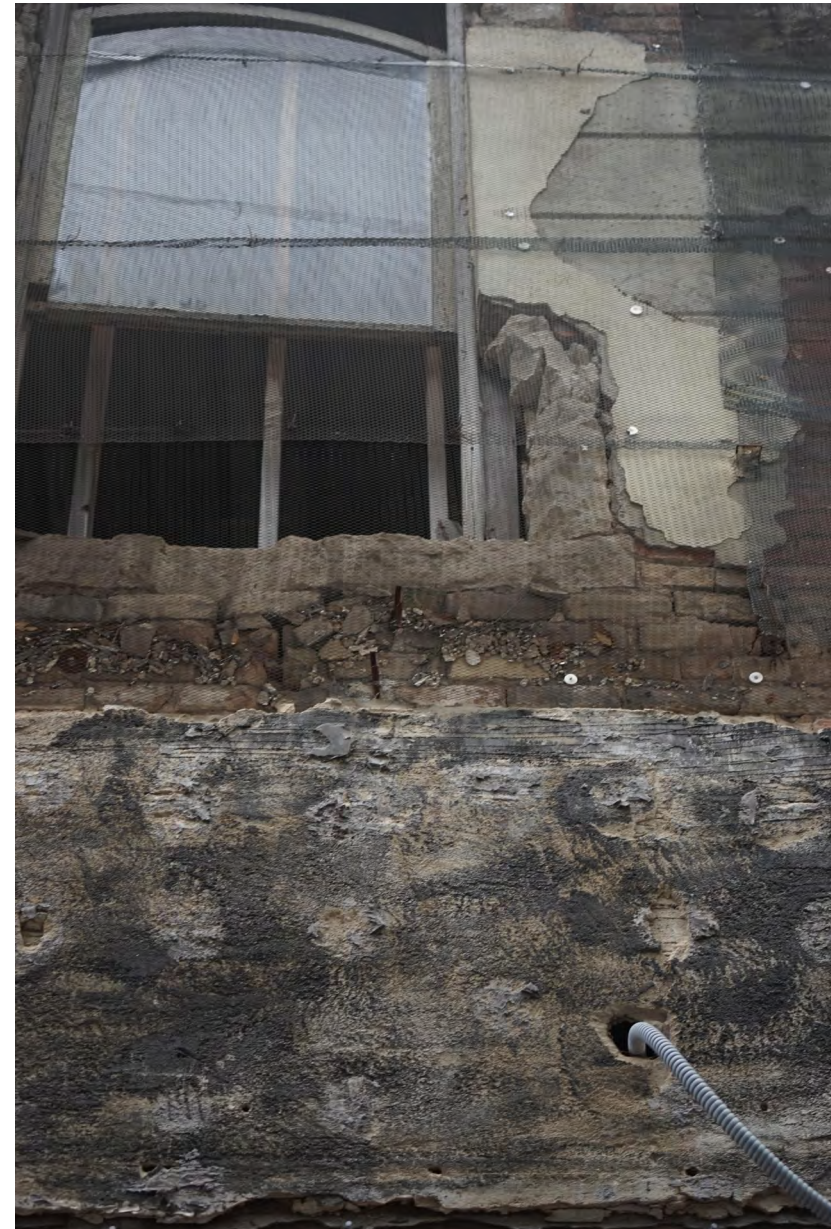
	STONE
	LATH & PLASTER (STUCCO)

KEYNOTES

AT LEAST TWO LEVELS OF STUCCO. HISTORIC PHOTOS SHOW AN EARLY STONE LIKE VENEER ON BUILDING. AS PERIOD OF SIGNIFICANCE IS AGREED TO THIS MAY BE AN APPROPRIATE FINISH FOR THE FACADE.



4 907 NORTH SIDE WALL DETAIL

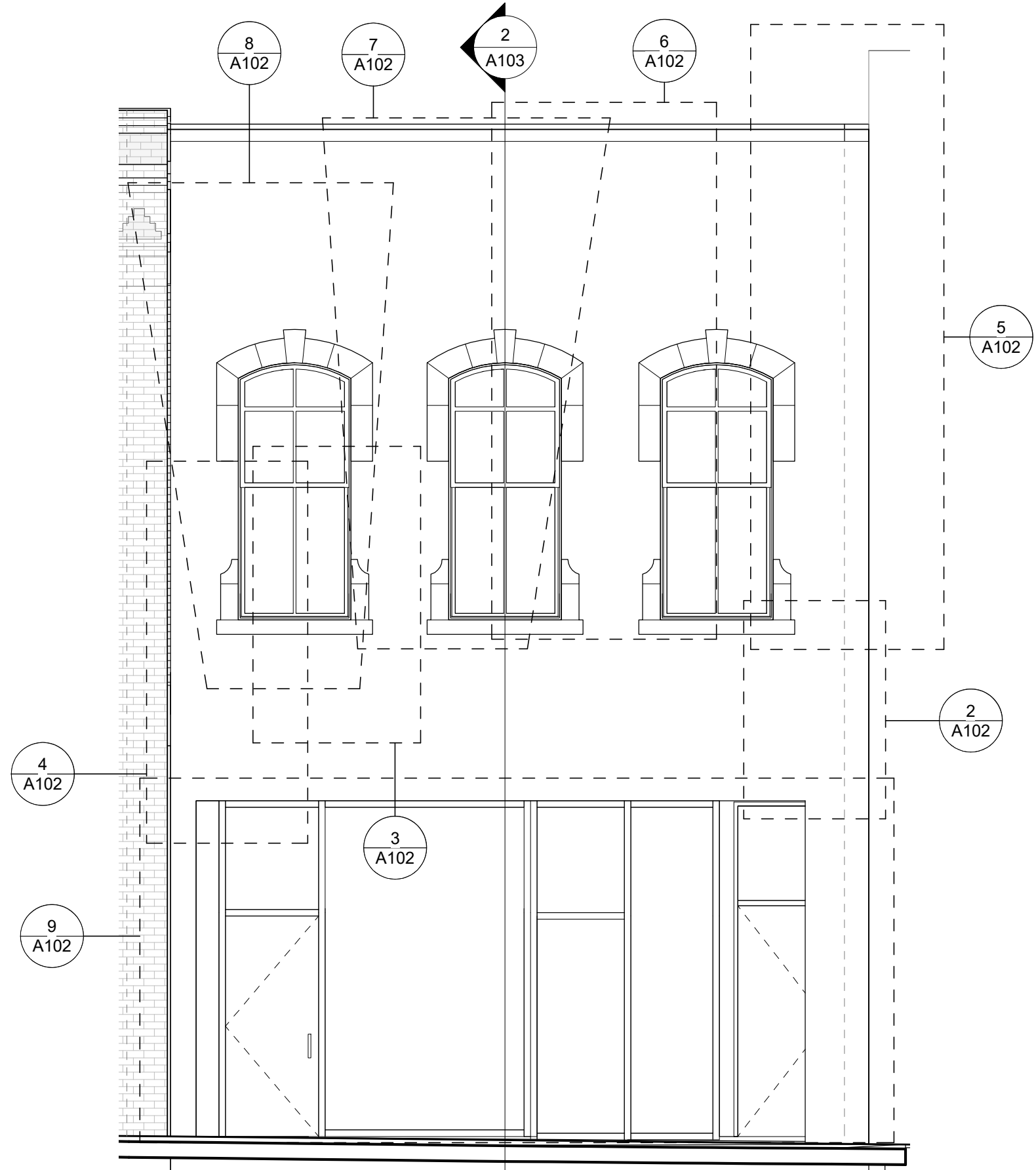


3 907 NORTH WINDOW SILL



2 907 SOUTH SIDE WALL DETAIL

SIGN BRACKET FOR TSO SIGNS THAT CHANGED FROM THE 40S THROUGH THE 60S



Steve Sadowsky

1 907 EXISTING ELEVATION PHOTOS
1/4" = 1'-0"

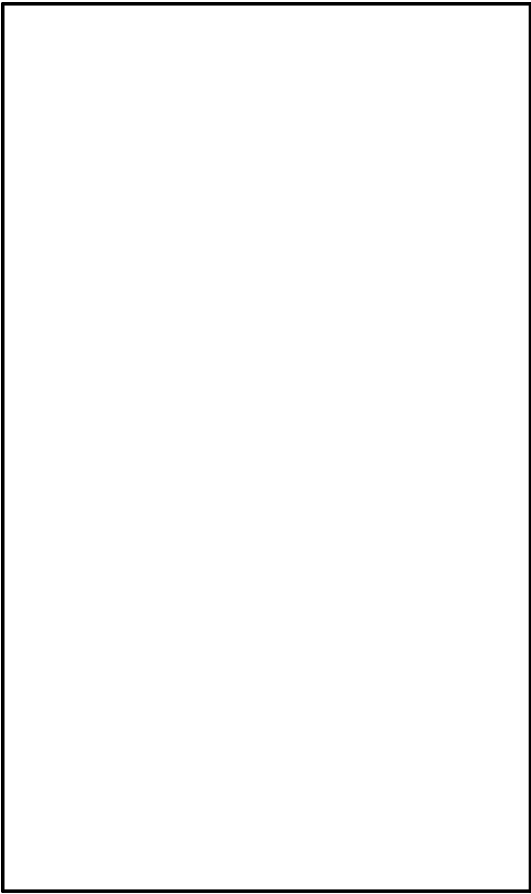
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By Amber Allen at 11:33 am, Sep 15, 2021

NOTE: EMBEDDED STONE AND WOOD STRUCTURE ARE PRESUMED TO BE ORIGINAL. AS STUCCO IS REMOVED MAY REVEAL ADDITIONAL INFORMATION ABOUT ORIGINAL STREET LEVEL CONSTRUCTIONS.



9 907 STOREFRONT

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907 EXISTING
PHOTOS

A102

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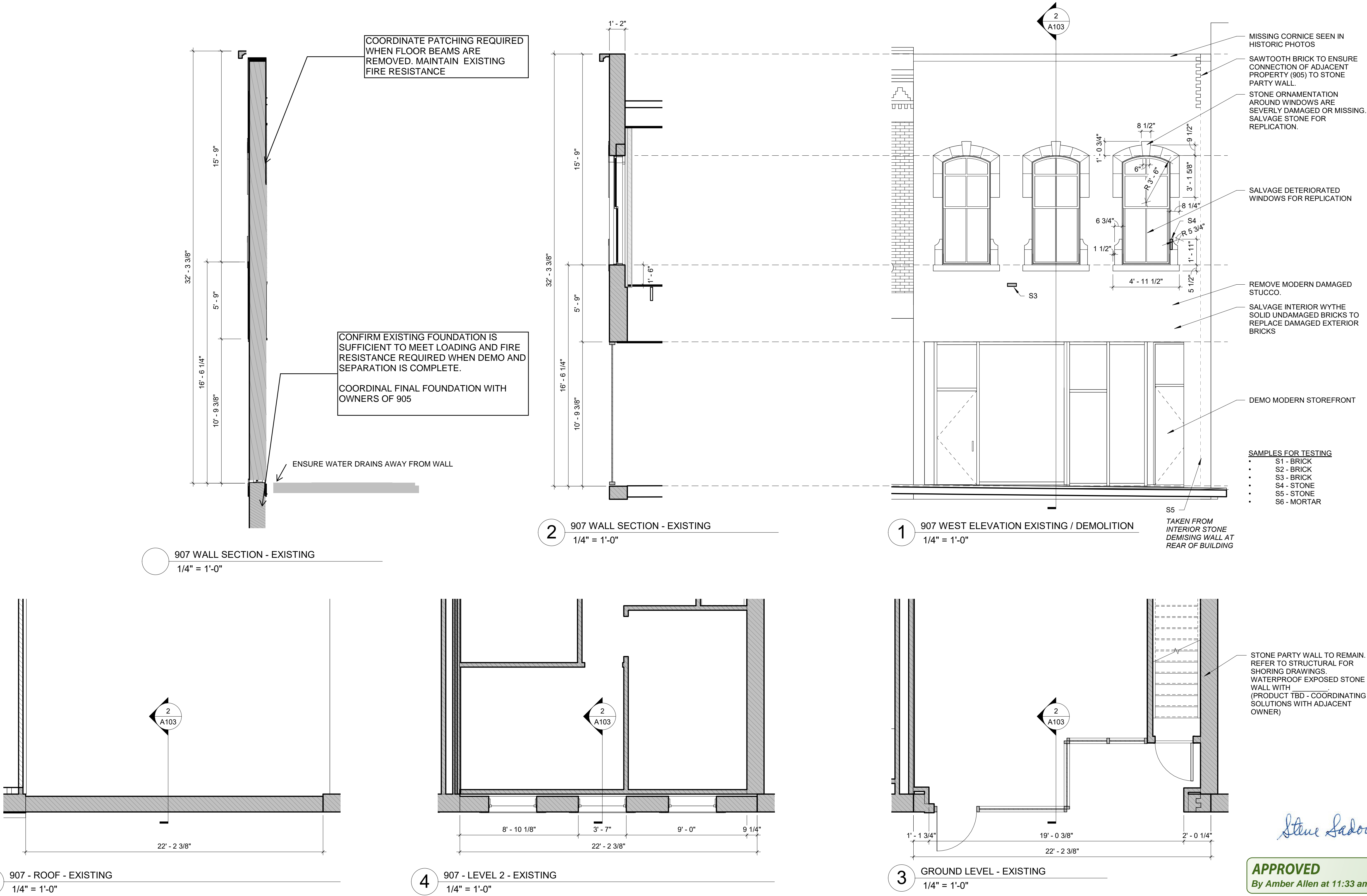
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907 EXISTING
CONDITIONS &
DEMOLITION

A103





8 909 UPPER NORTH WINDOW



7 909 UPPER CENTRAL NORTH



6 909 UPPER CENTRAL SOUTH



5 909 UPPER SOUTH WINDOW



4 909 NORTH SIDE WALL



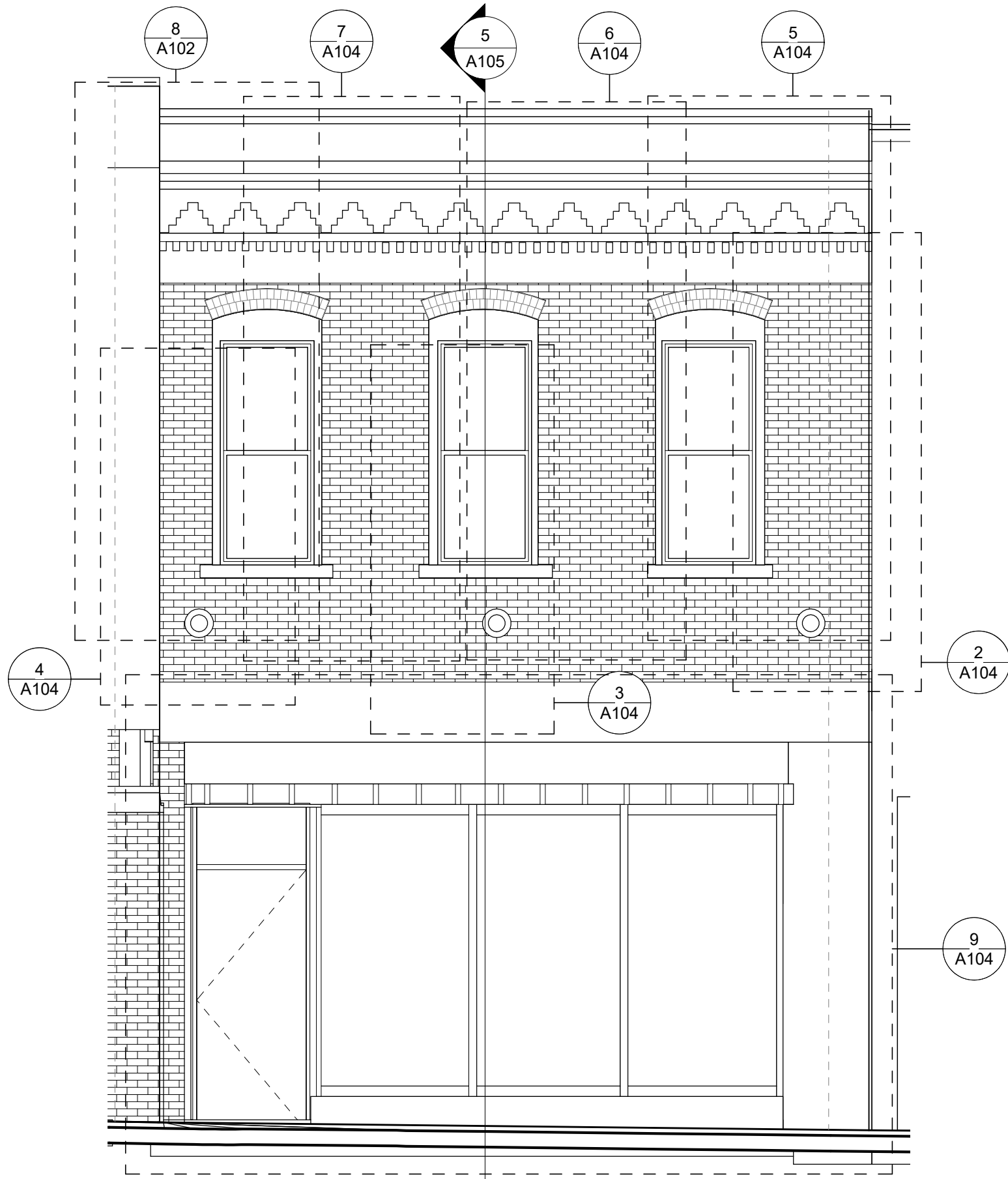
3 909 MIDDLE WALL



2 909 SOUTH SIDE WALL



9 909 STOREFRONT



1 909 EXISTING ELEVATION PHOTOS
1/4" = 1'-0"

Steve Ladousky

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By Amber Allen at 11:33 am, Sep 15, 2021

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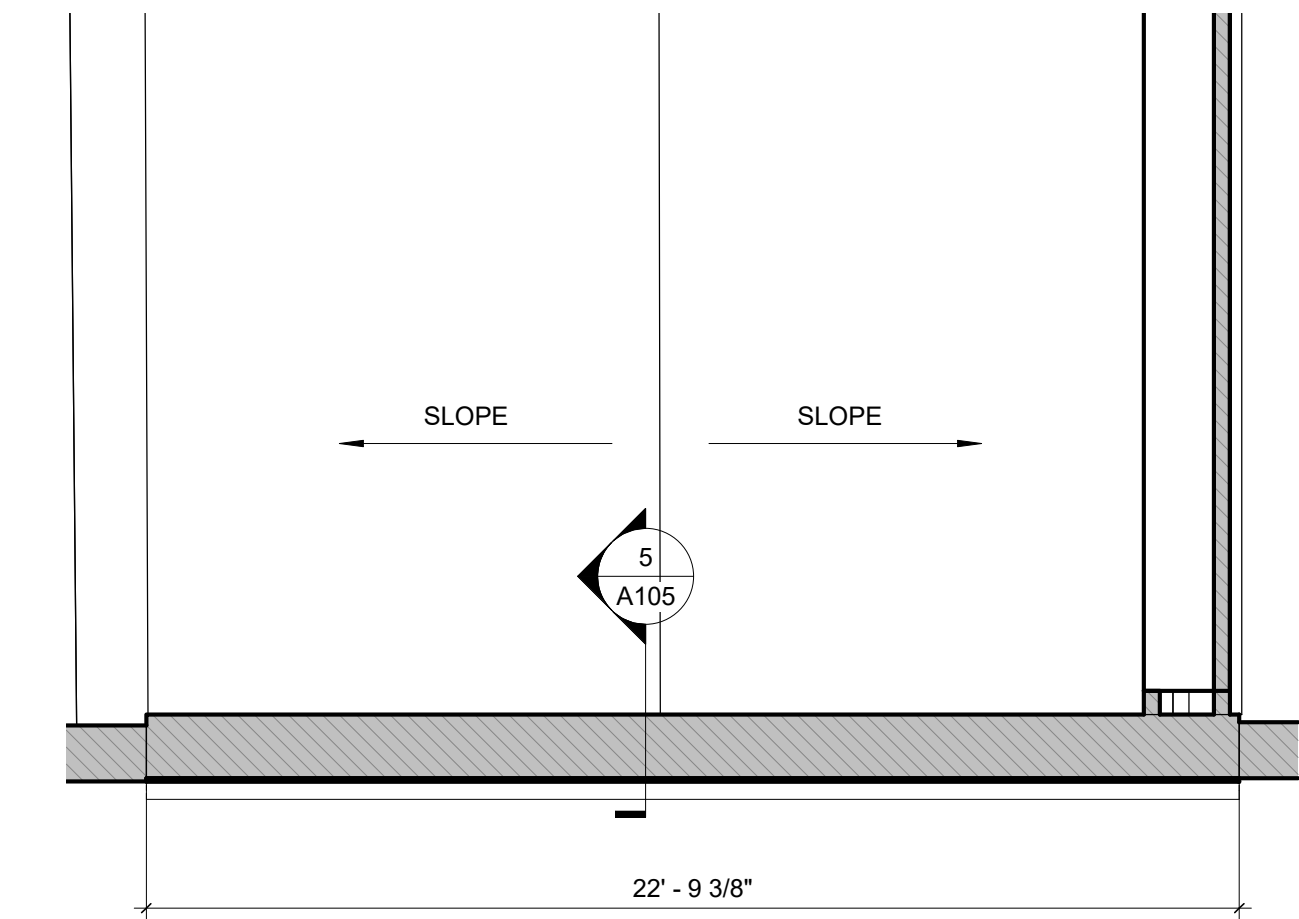
**907, 909, AND 911
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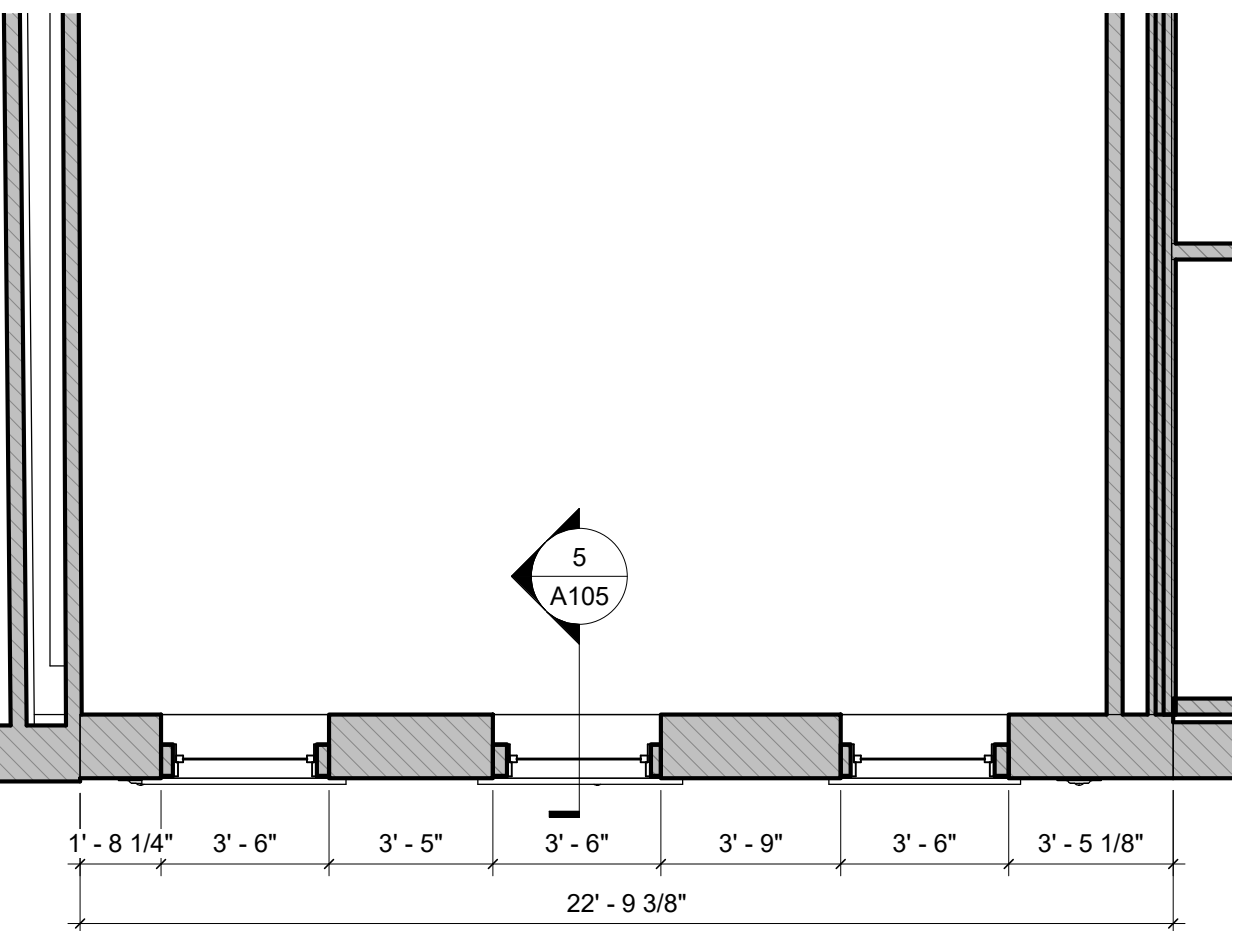
**909 EXISTING
PHOTOS**

A104

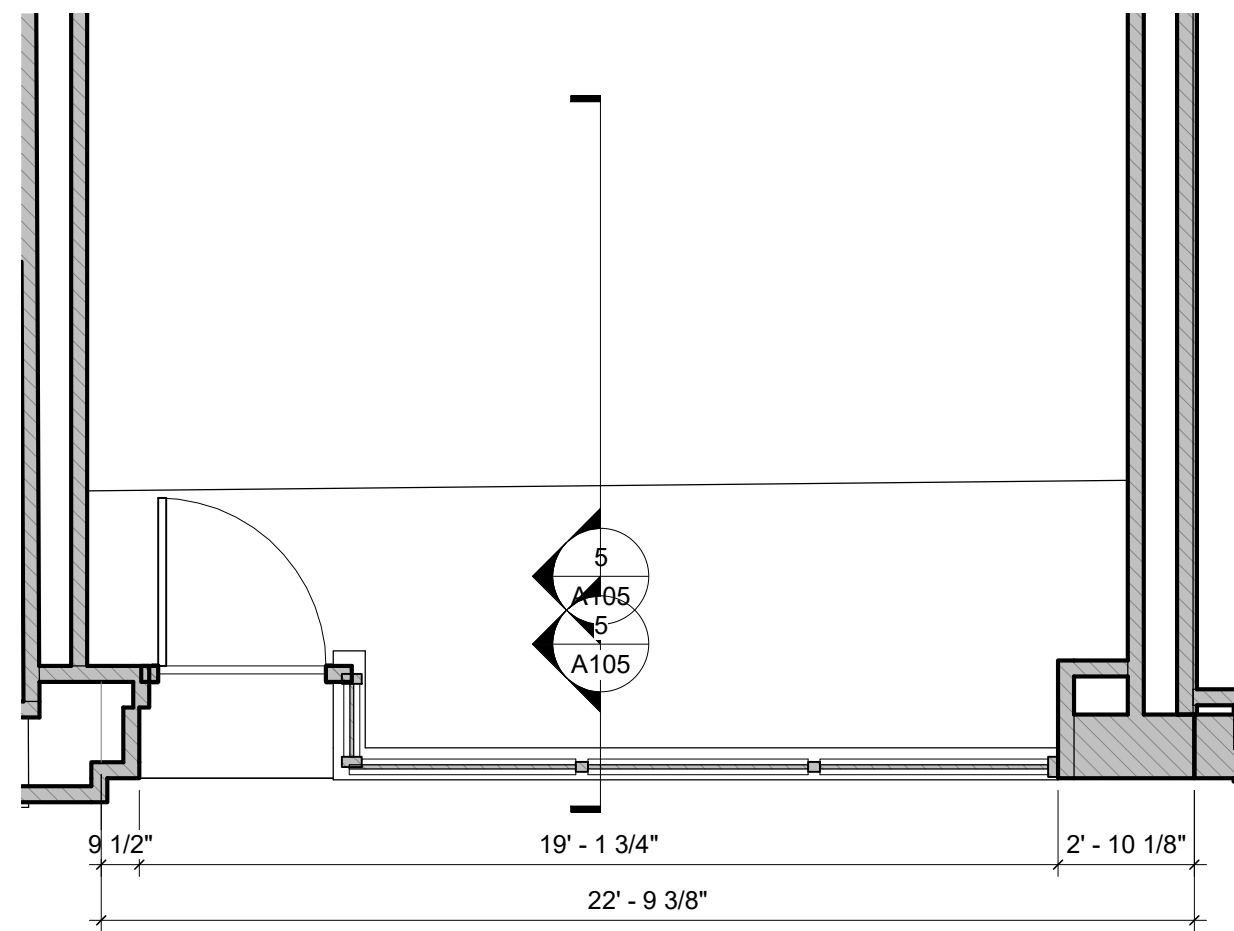
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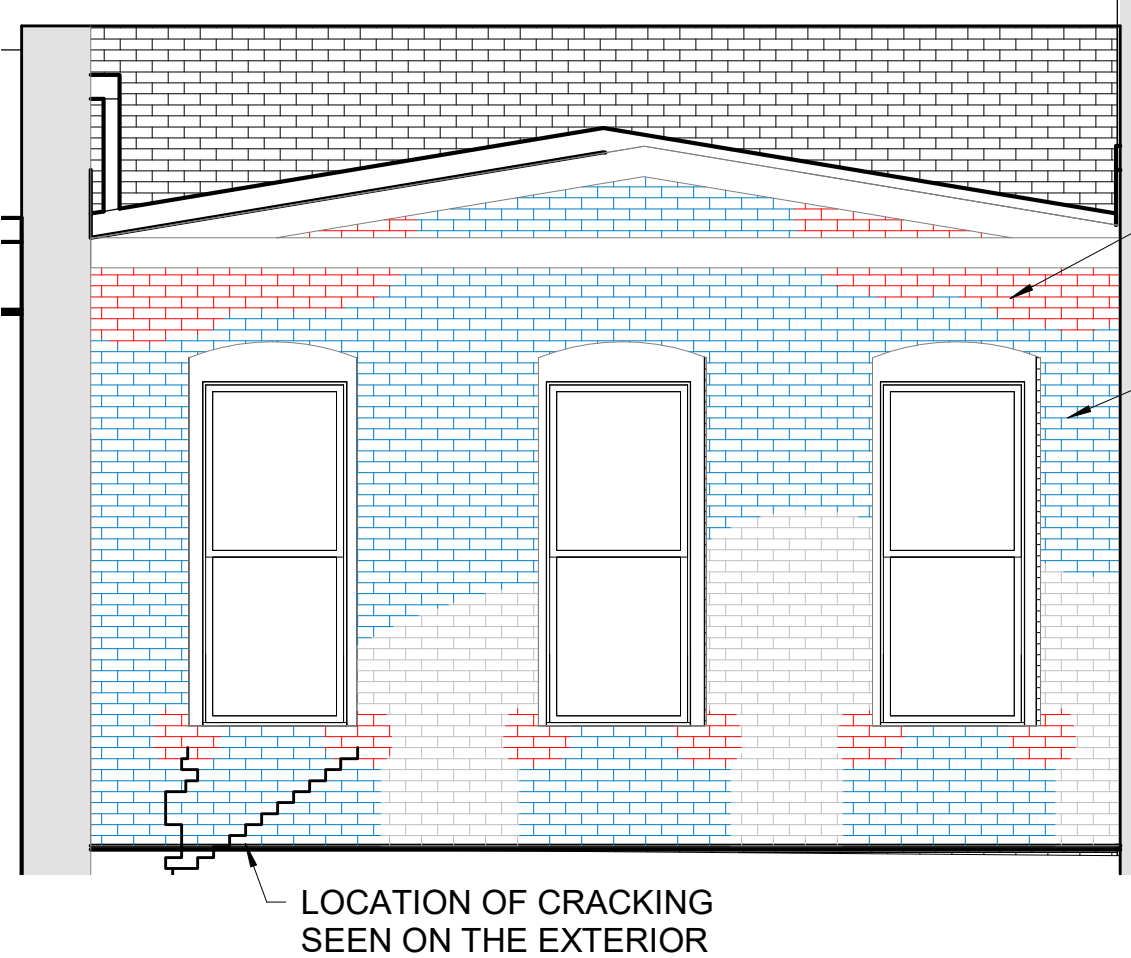
3 909 - ROOF - EXISTING
1/4" = 1'-0"



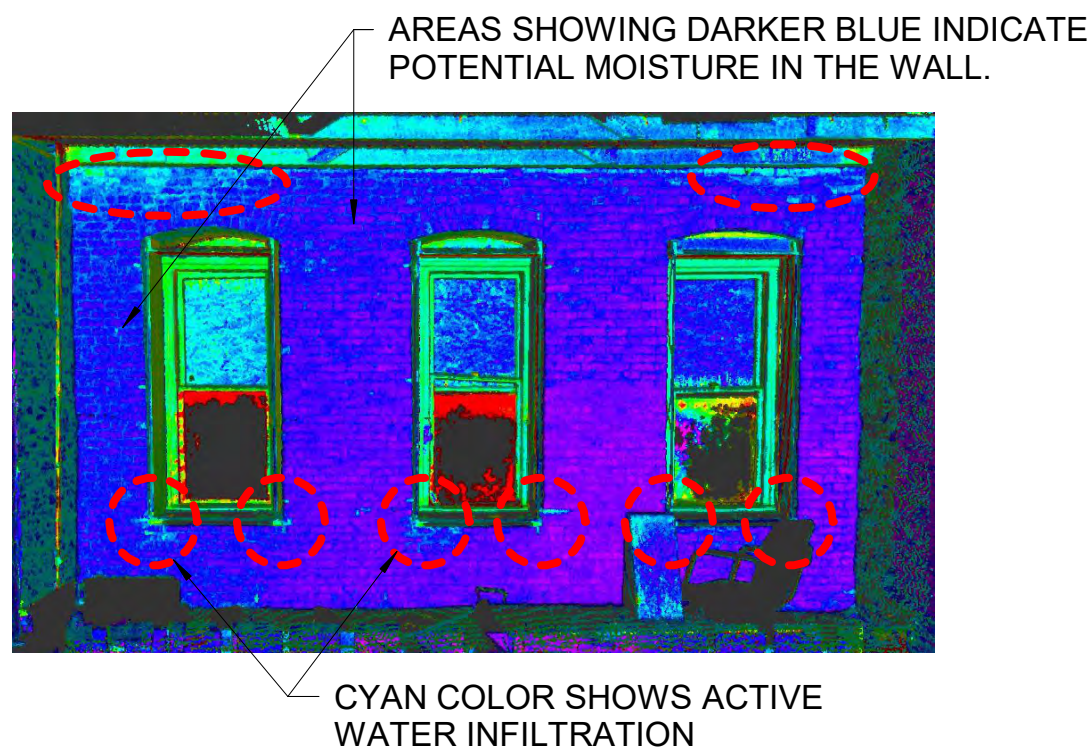
2 909 - LEVEL 2 - EXISTING
1/4" = 1'-0"



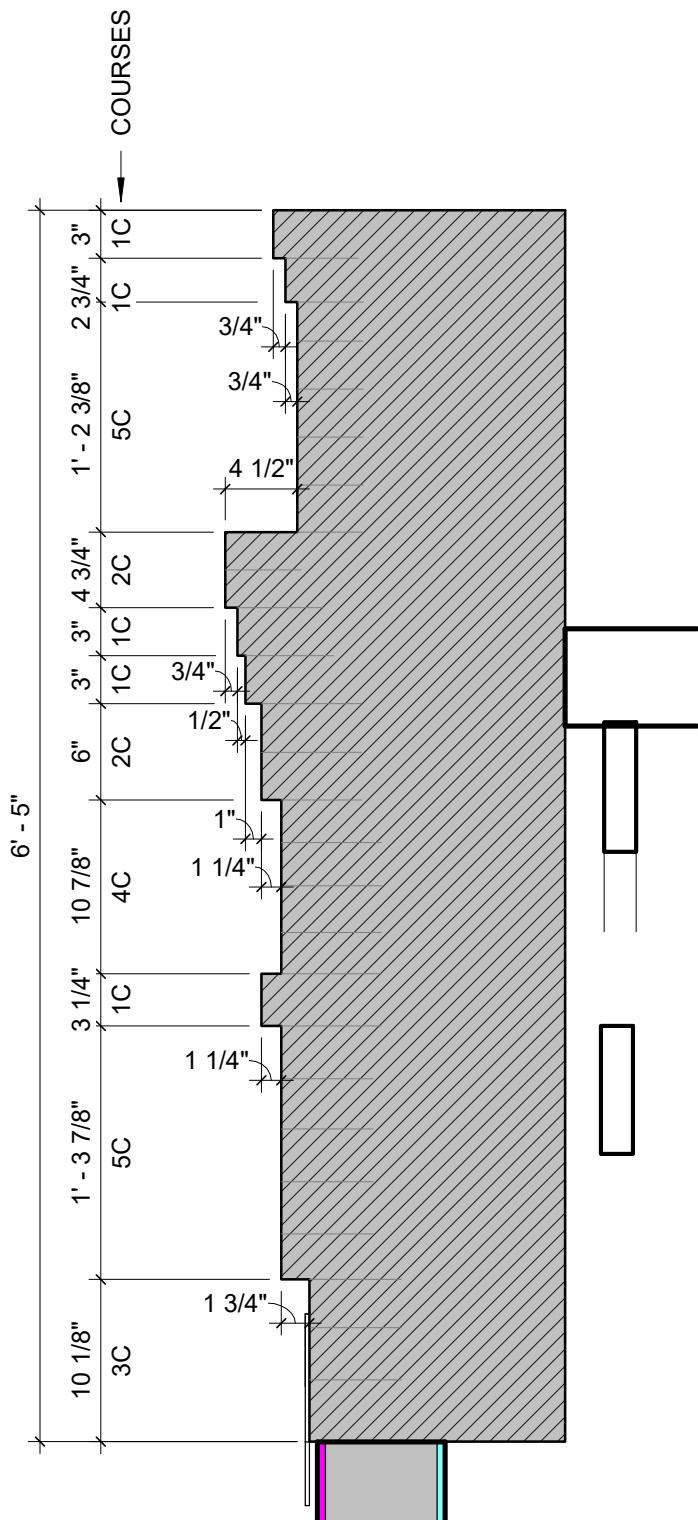
1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



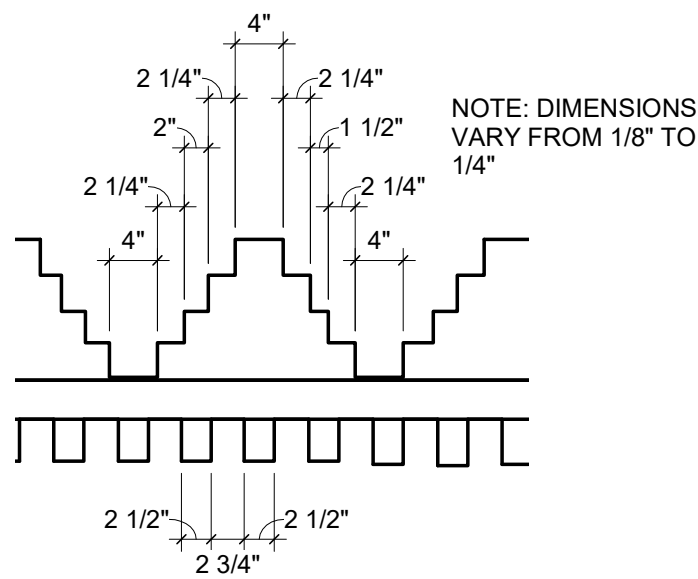
7 909 WATER DAMAGE INTERIOR ELEVATION
1/4" = 1'-0"



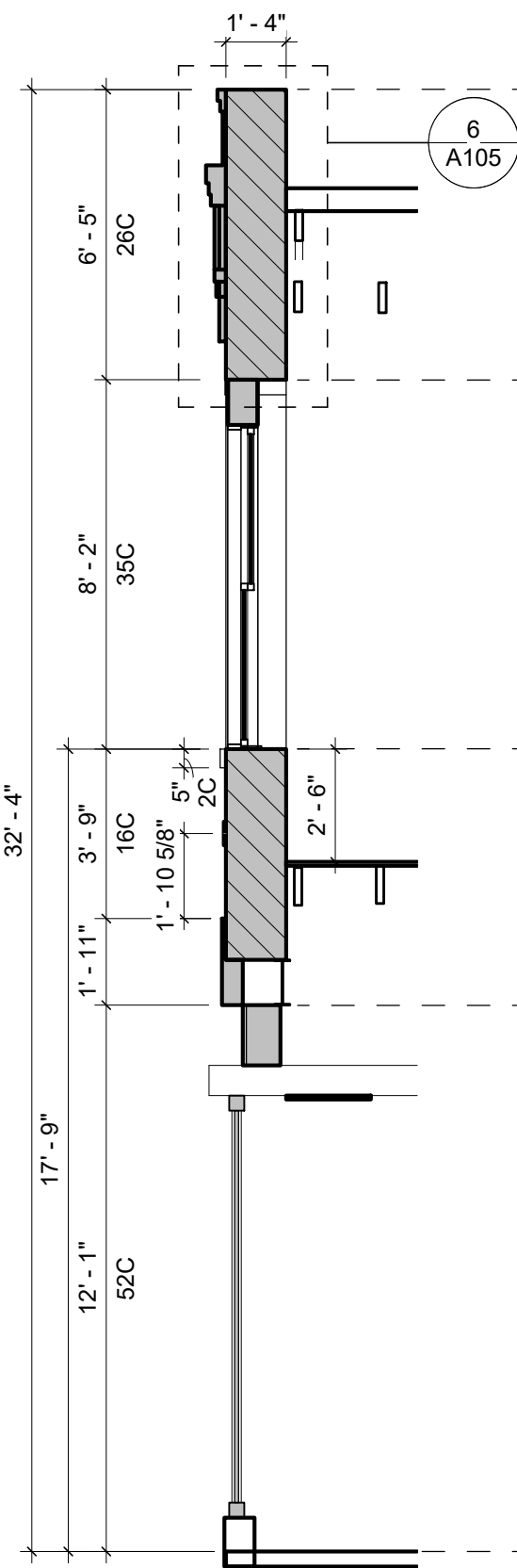
8 SCAN AT 909



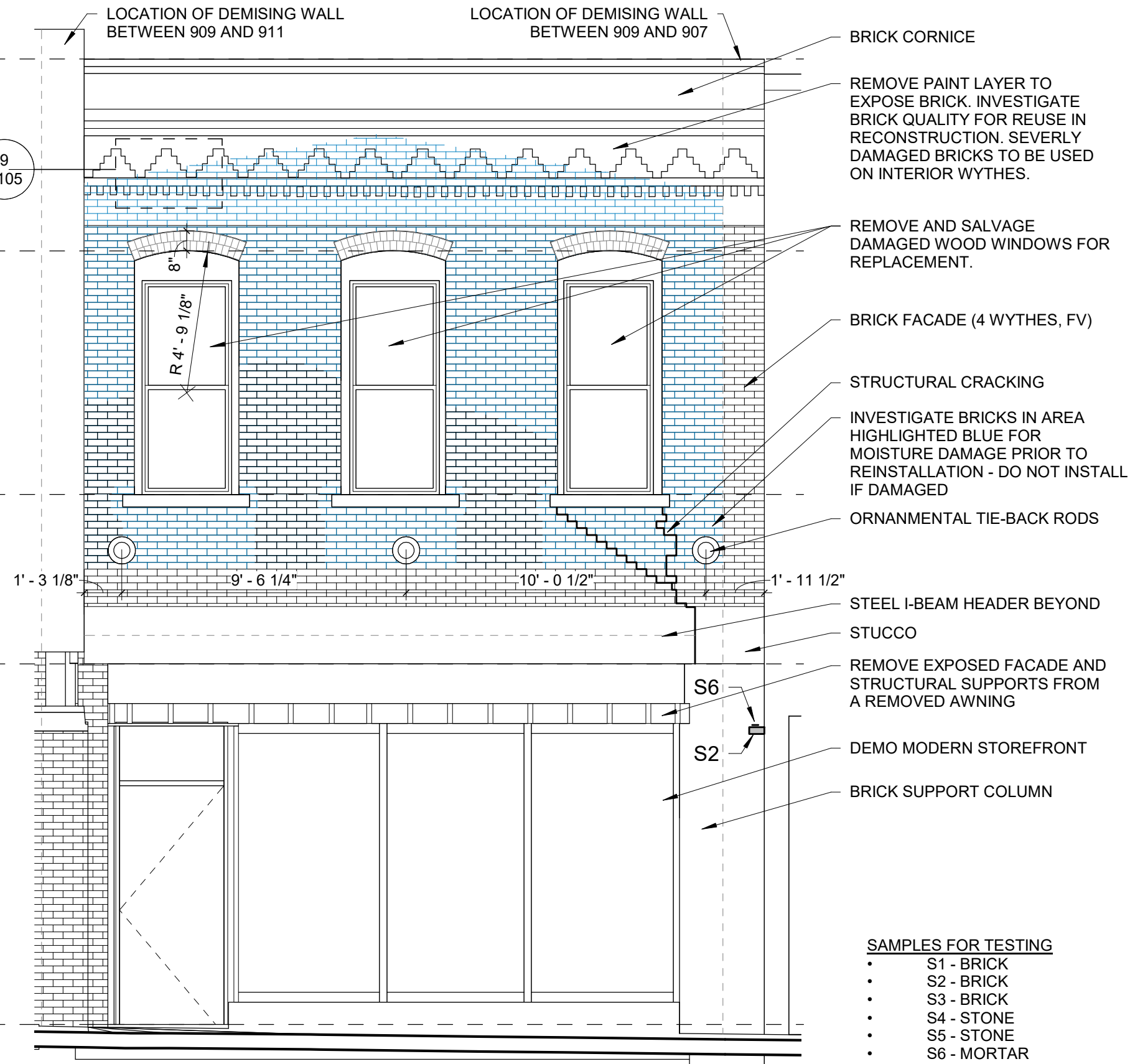
6 909 ENLARGED WALL DETAIL AT CORNICE
1" = 1'-0"



9 909 ENLARGED CORNICE ELEVATION
3/4" = 1'-0"



5 909 WALL SECTION - EXISTING
1/4" = 1'-0"



4 909 WEST ELEVATION EXISTING / DEMOLITION
1/4" = 1'-0"

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909 EXISTING
CONDITIONS &
DEMOLITION

A105

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Steve Ladousky



9 911 UPPER NORTH



8 911 UPPER CENTRAL NORTH



7 911 UPPER CENTRAL SOUTH



6 911 UPPER SOUTH



5 911 MIDDLE NORTH WALL



4 911 MIDDLE WALL



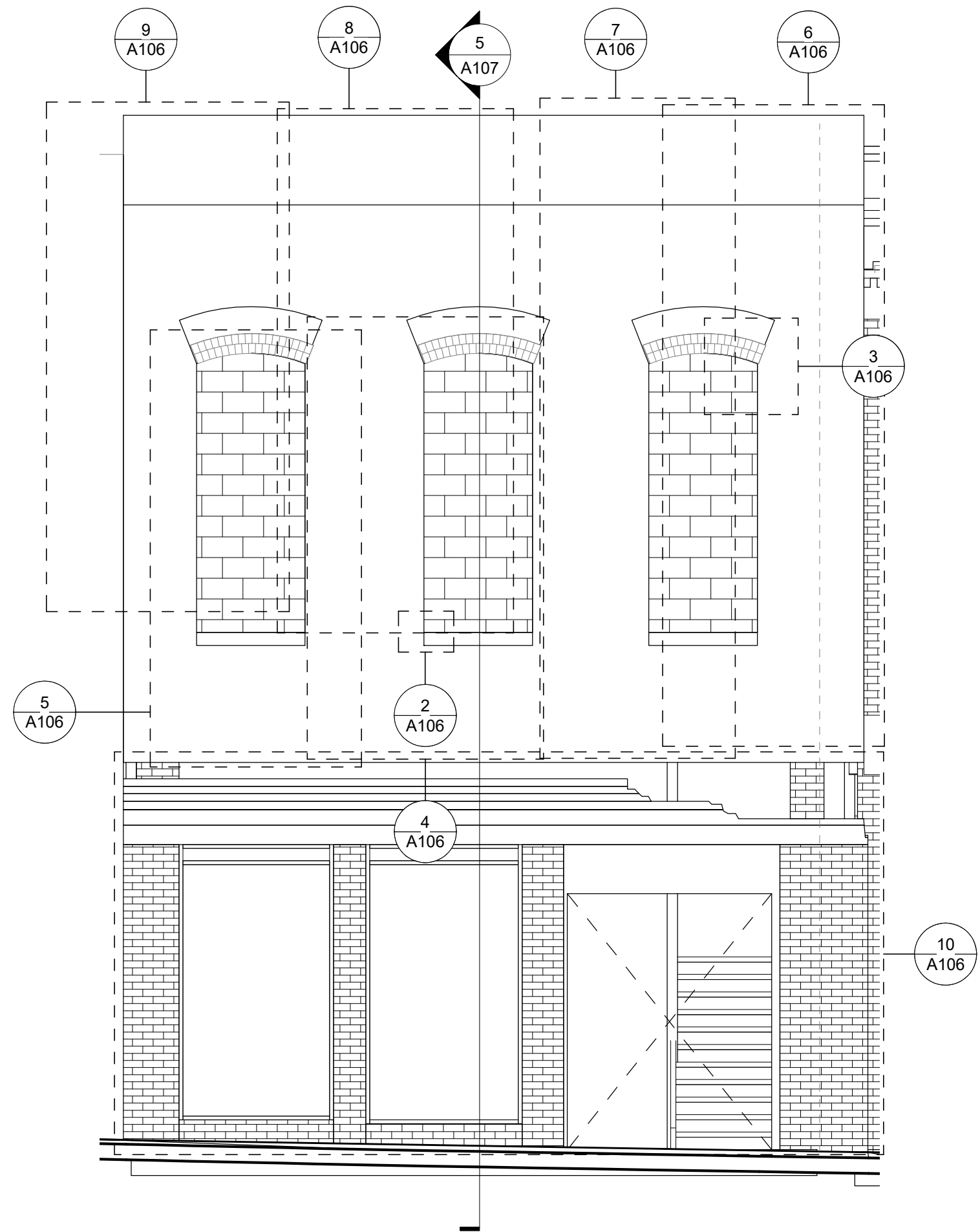
3 911 HEAD DETAIL



2 911 SILL DETAIL



10 911 STOREFRONT



1 911 EXISTING ELEVATION PHOTOS
1/4" = 1'-0"

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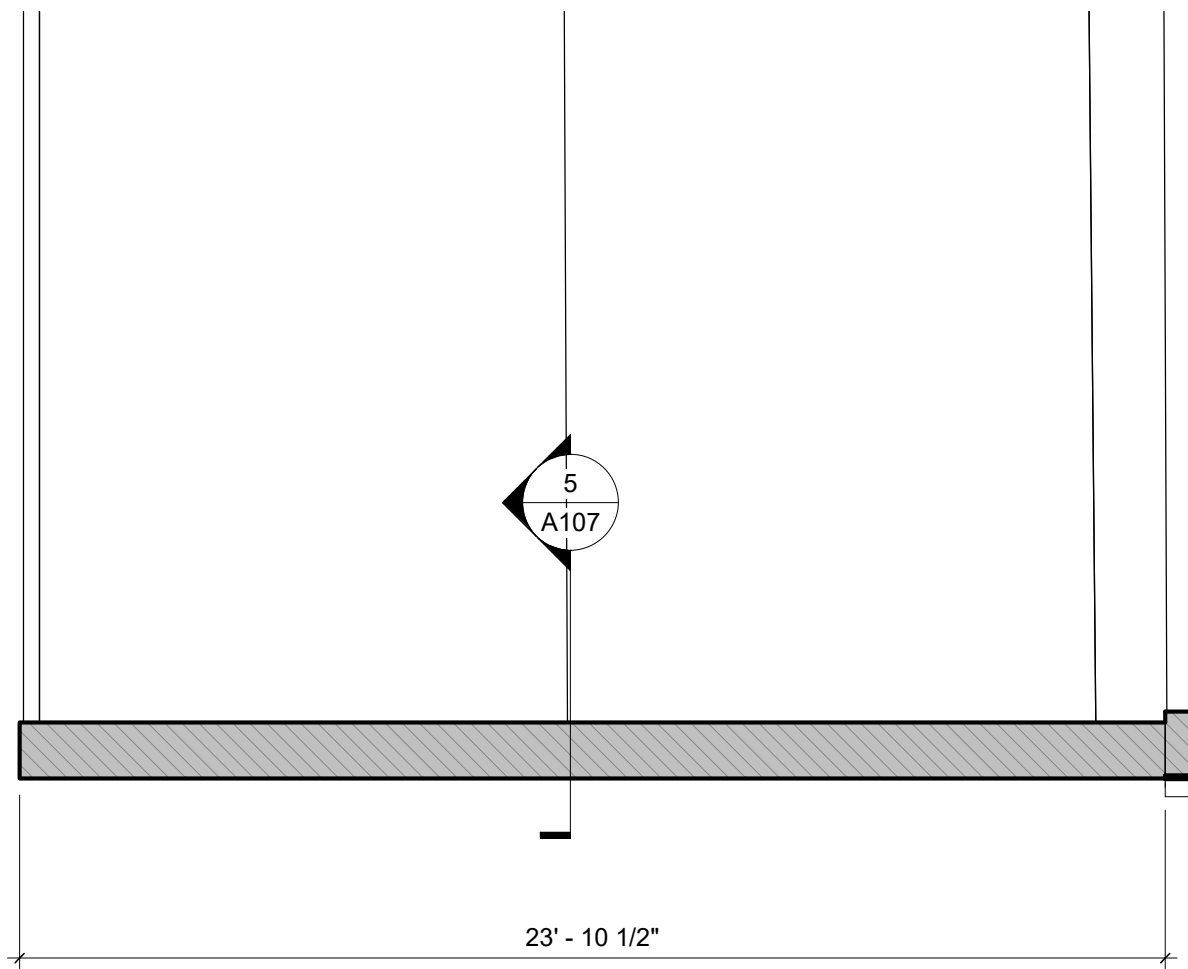
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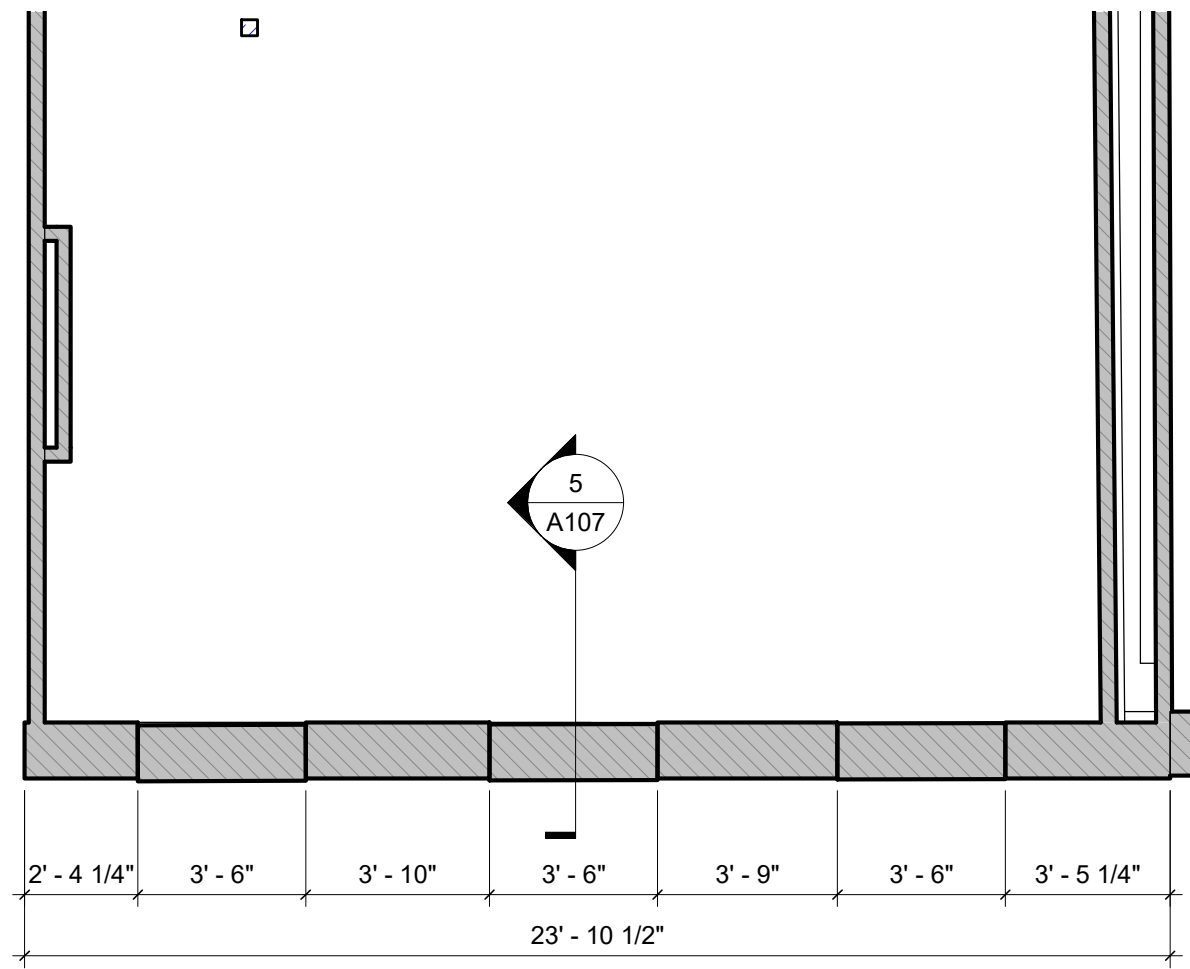
911 EXISTING
PHOTOS

A106

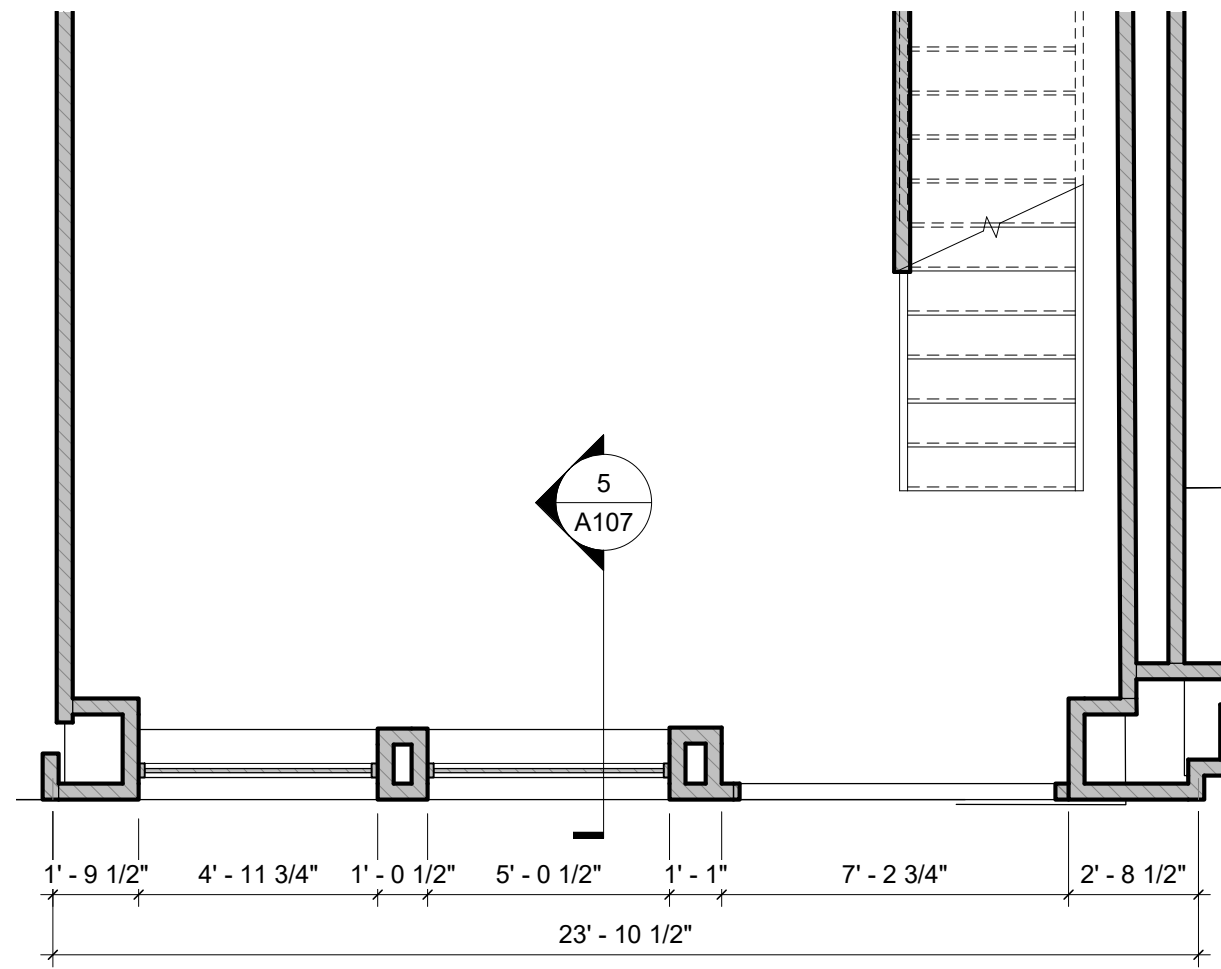
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3 911 - ROOF - EXISTING
1/4" = 1'-0"

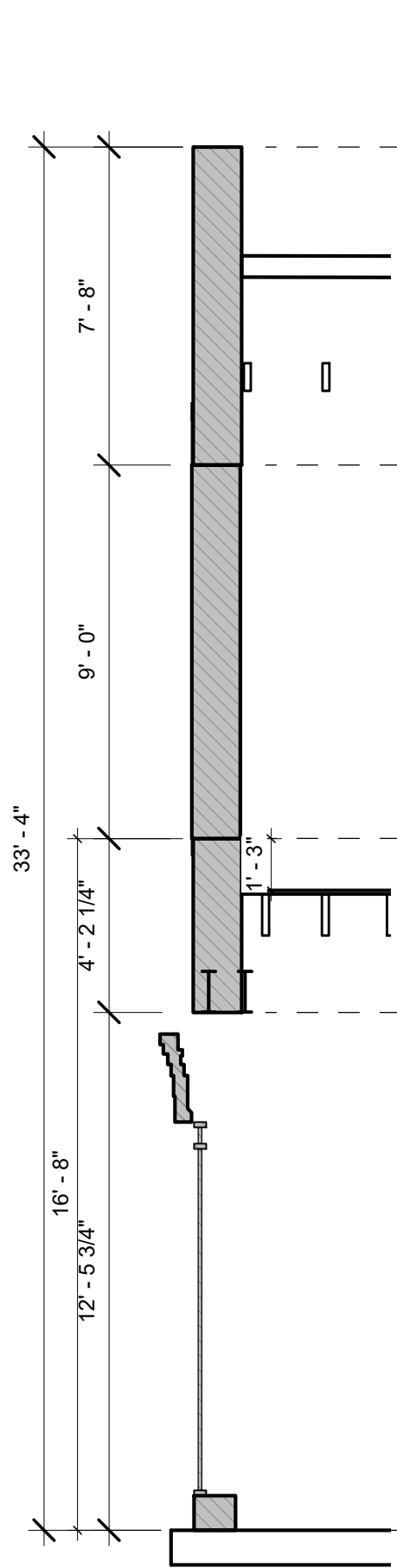


2 911 - LEVEL 2 - EXISTING
1/4" = 1'-0"

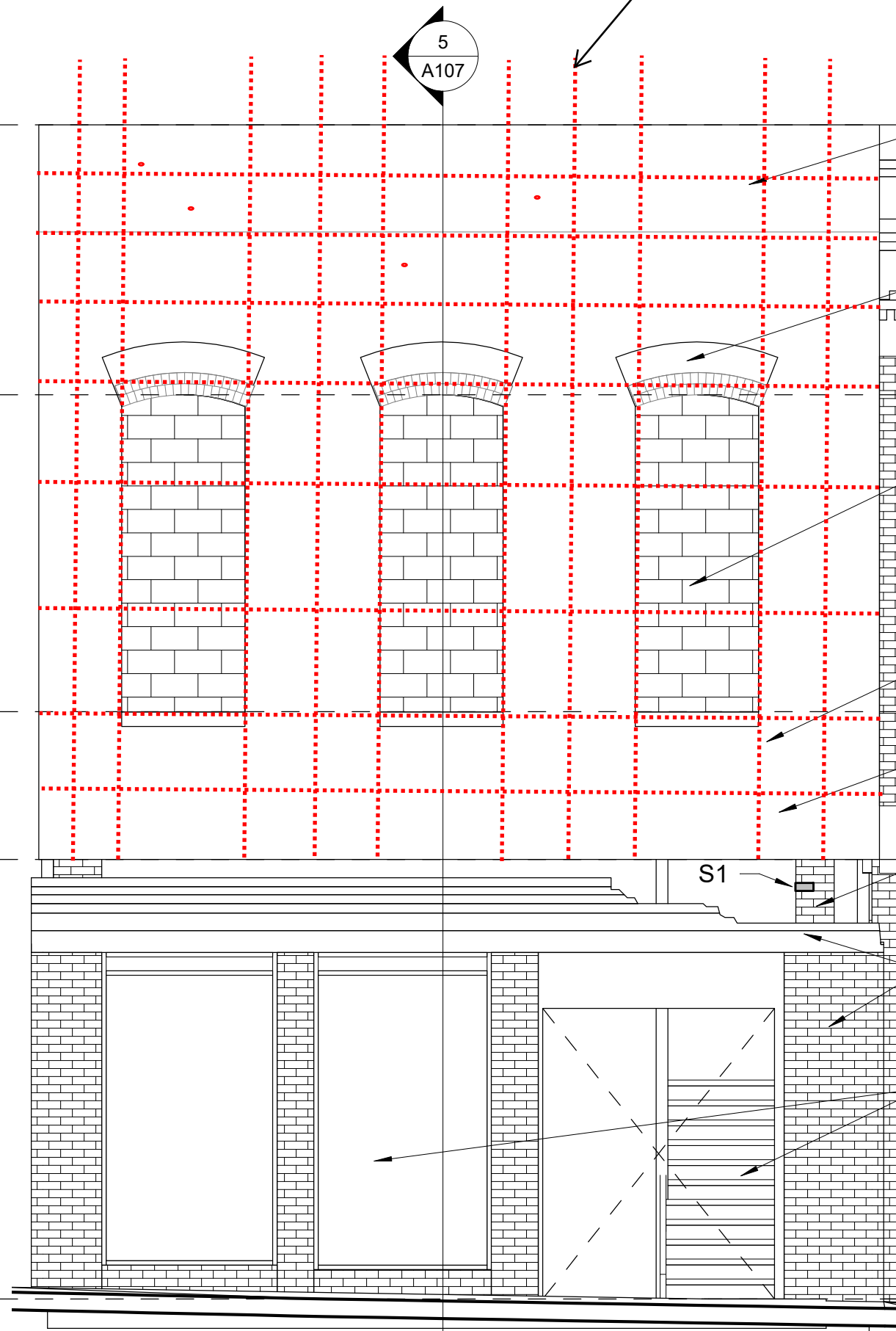


1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

5 911 WALL SECTION - EXISTING
1/4" = 1'-0"



4 911 WEST ELEVATION EXISTING / DEMOLITION
1/4" = 1'-0"



GRID FOR DIMENSIONING BRICK LOCATION DURING DECONSTRUCTION. WILL ALSO BE USED FOR MASONS TO GUIDE REINSTALLATION WITH THE SAME "HAND OF THE CRAFTER" DEVIATIONS.
TYPICAL ON ALL BUILDINGS

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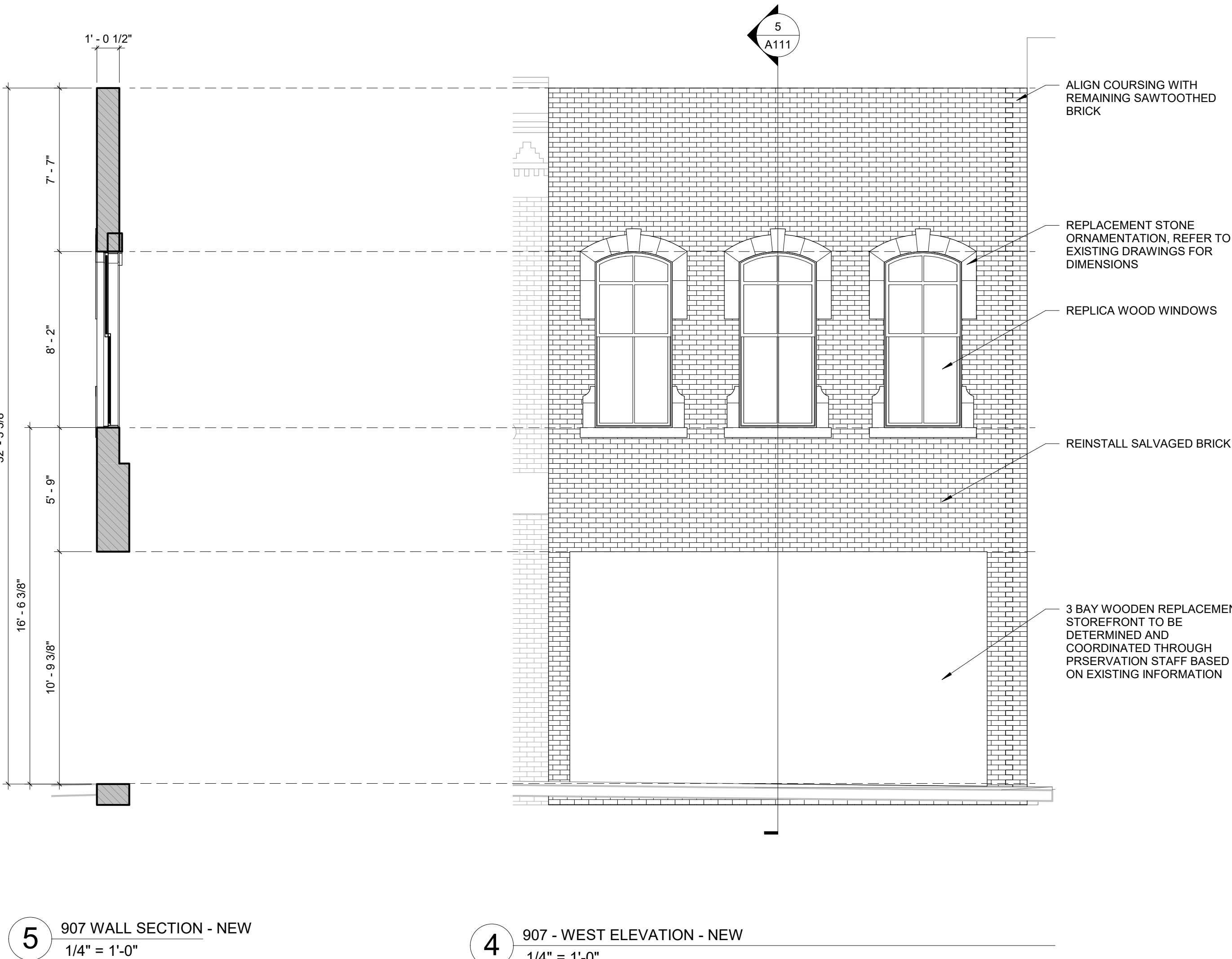
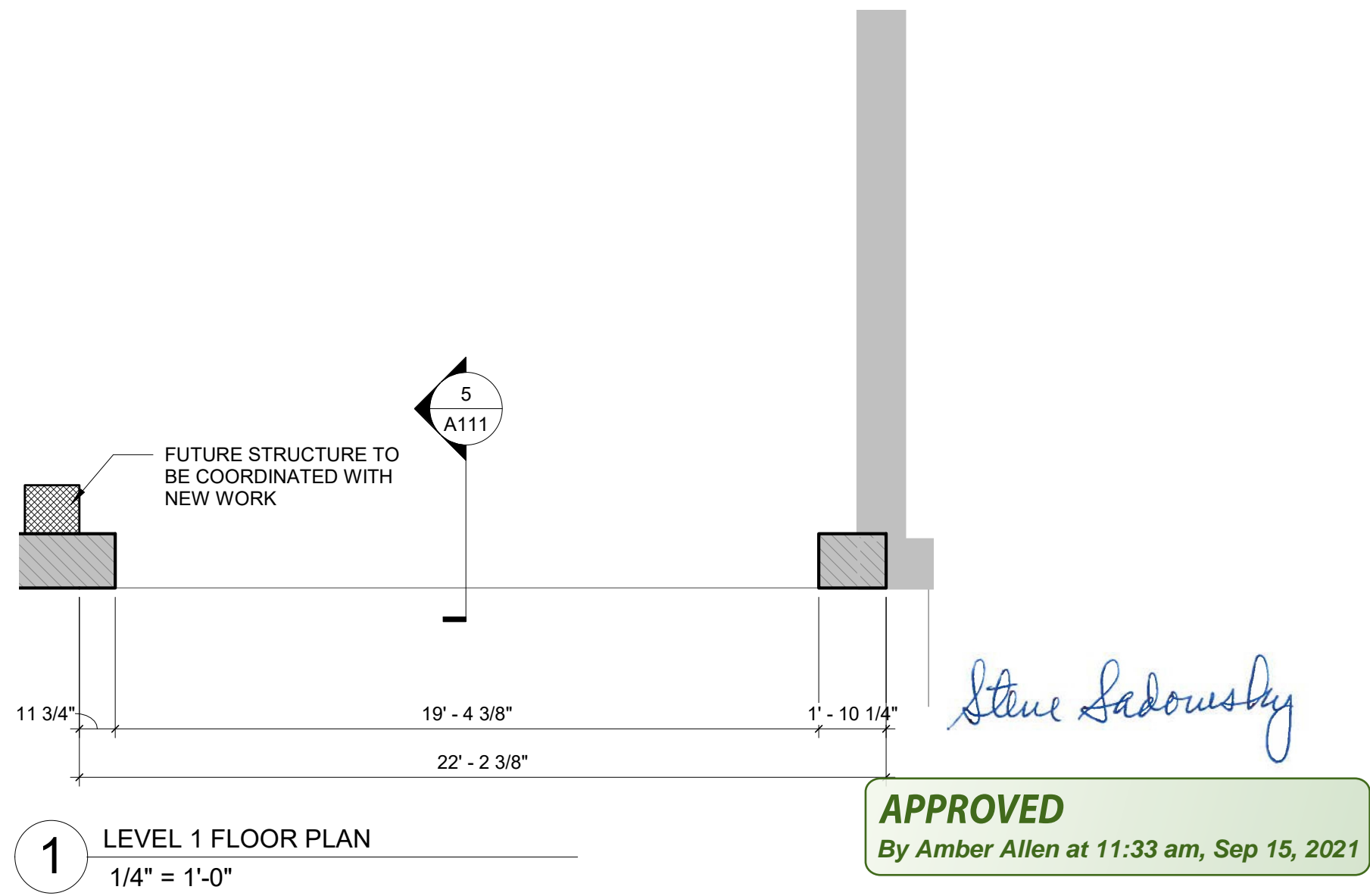
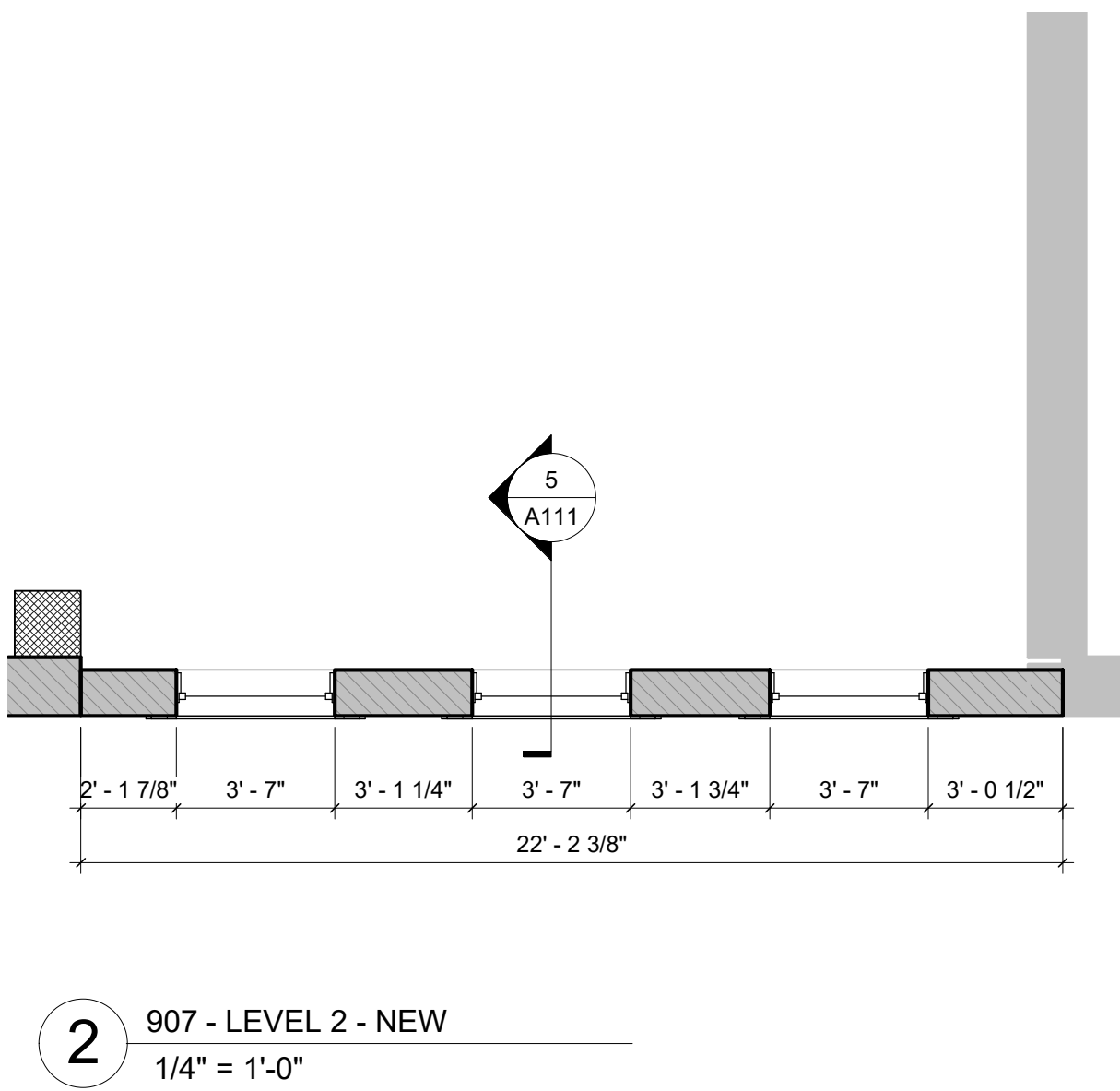
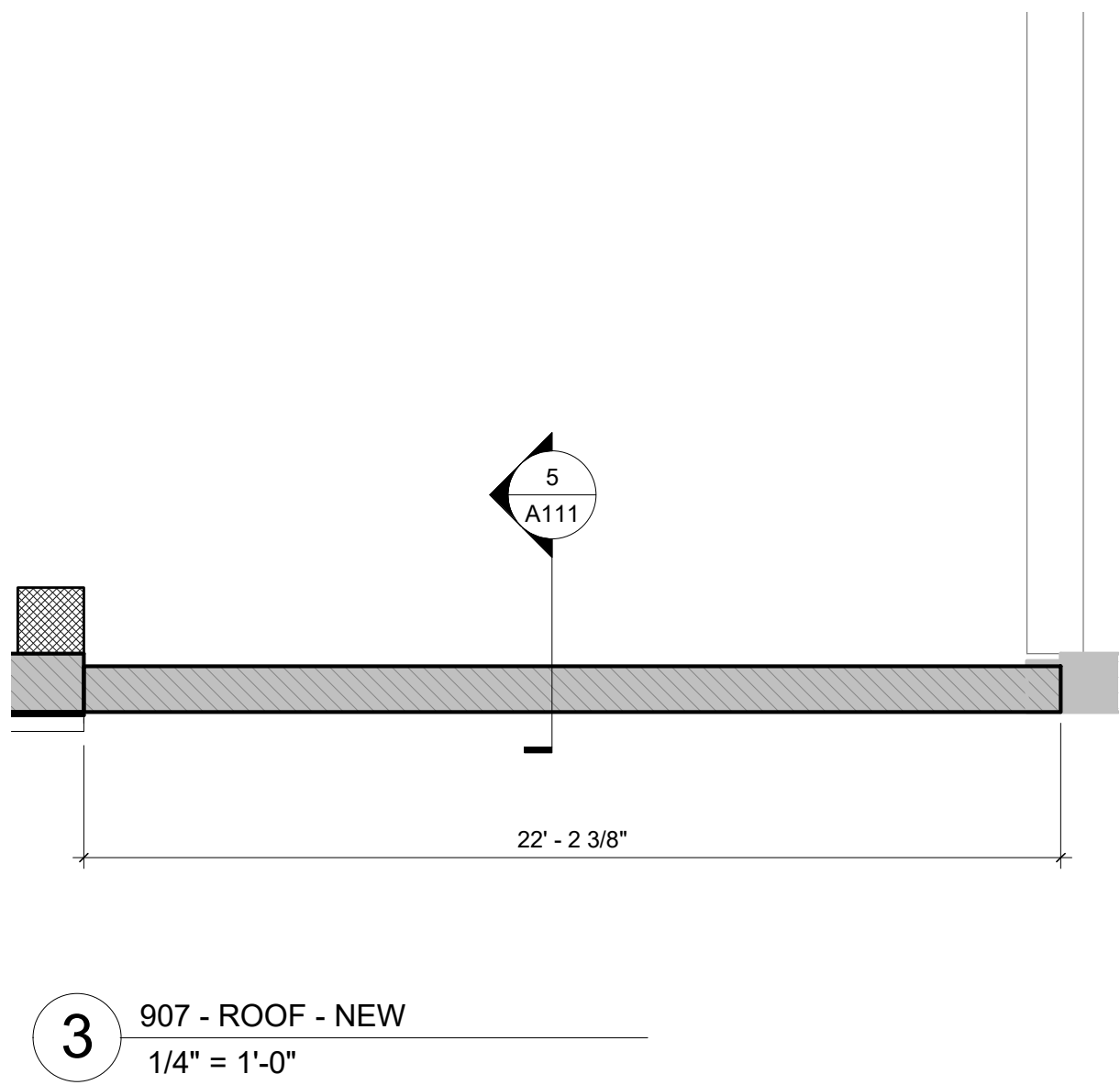
911 EXISTING
CONDITIONS &
DEMOLITION

A107

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Steve Ladousky

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4 907 - WEST ELEVATION - NEW
1/4" = 1'-0"

ISSUE DATE:	26 JULY 2021
PROJECT NUMBER:	202103
DRAWN BY:	ZWR
CHECKED BY:	DDC

REVISIONS:		
NO	REFERENCE	ISSUED

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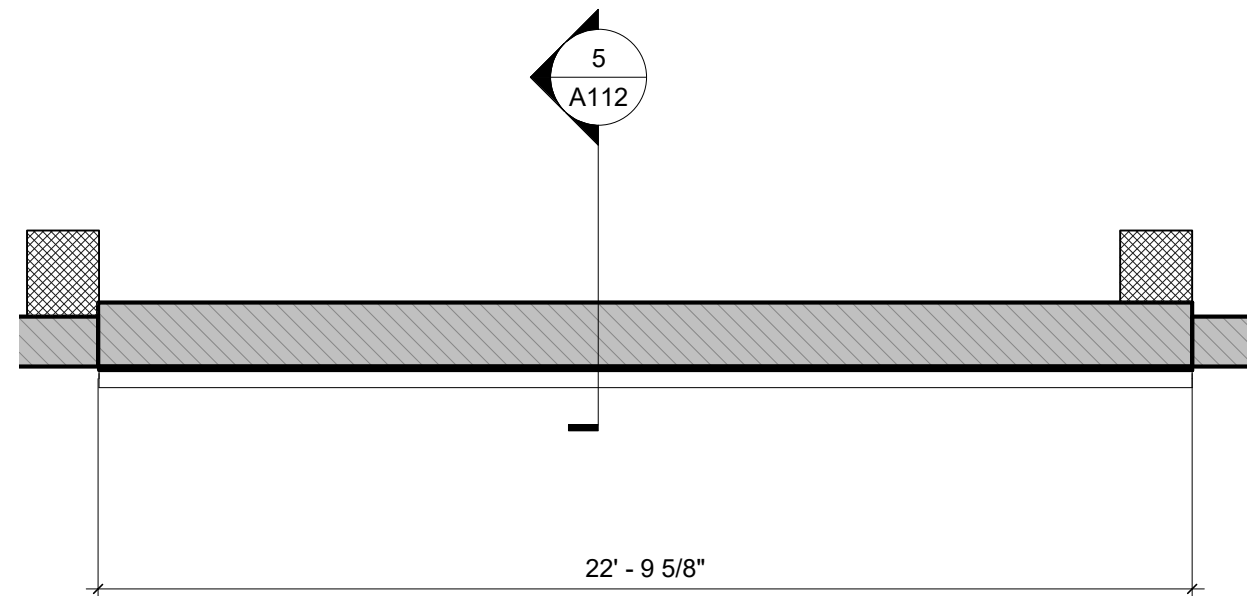
907, 909, AND 911 CONGRESS AVE

907, 909, 911 CONGRESS AVE
AUSTIN, TX 78701

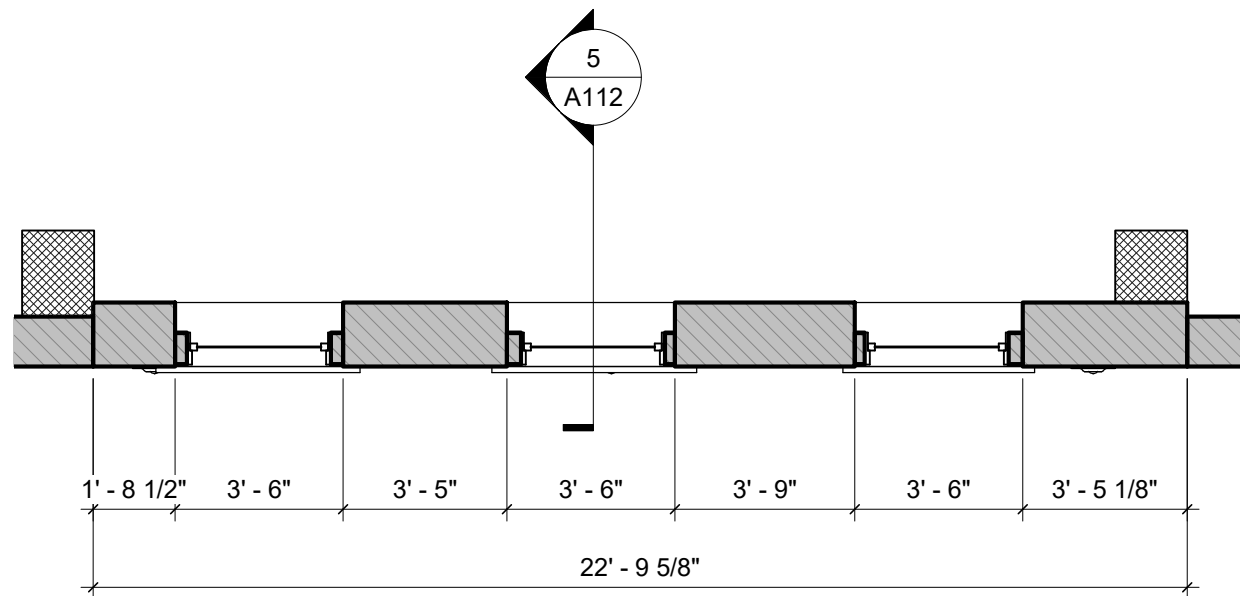
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907 FACADE RECONSTRUCTION

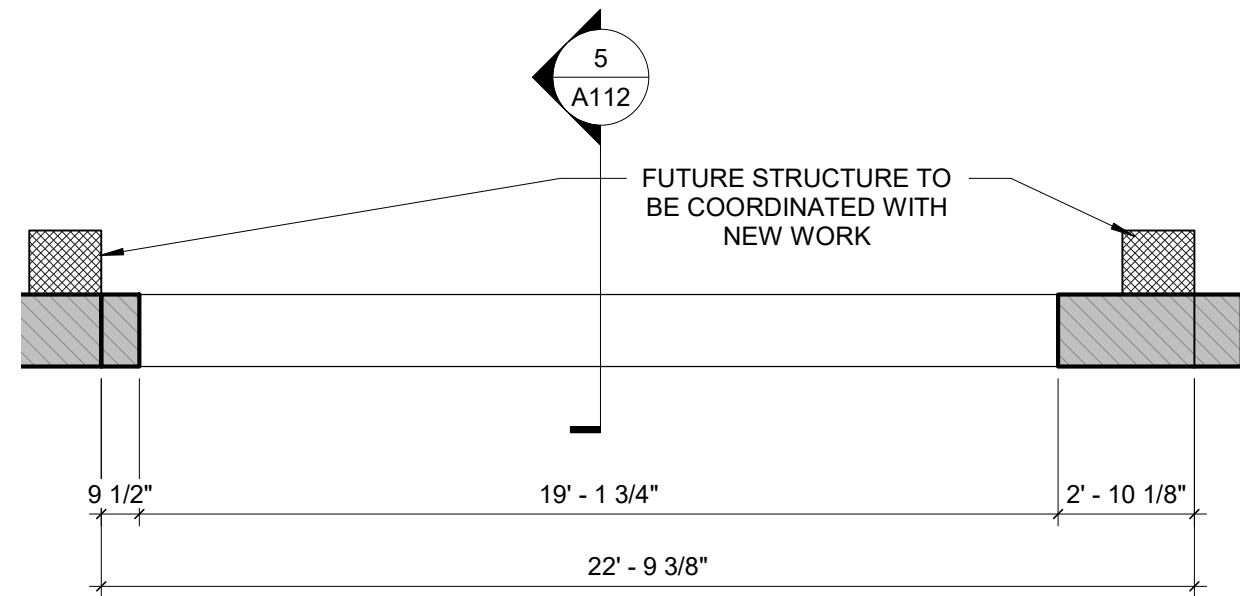
A111



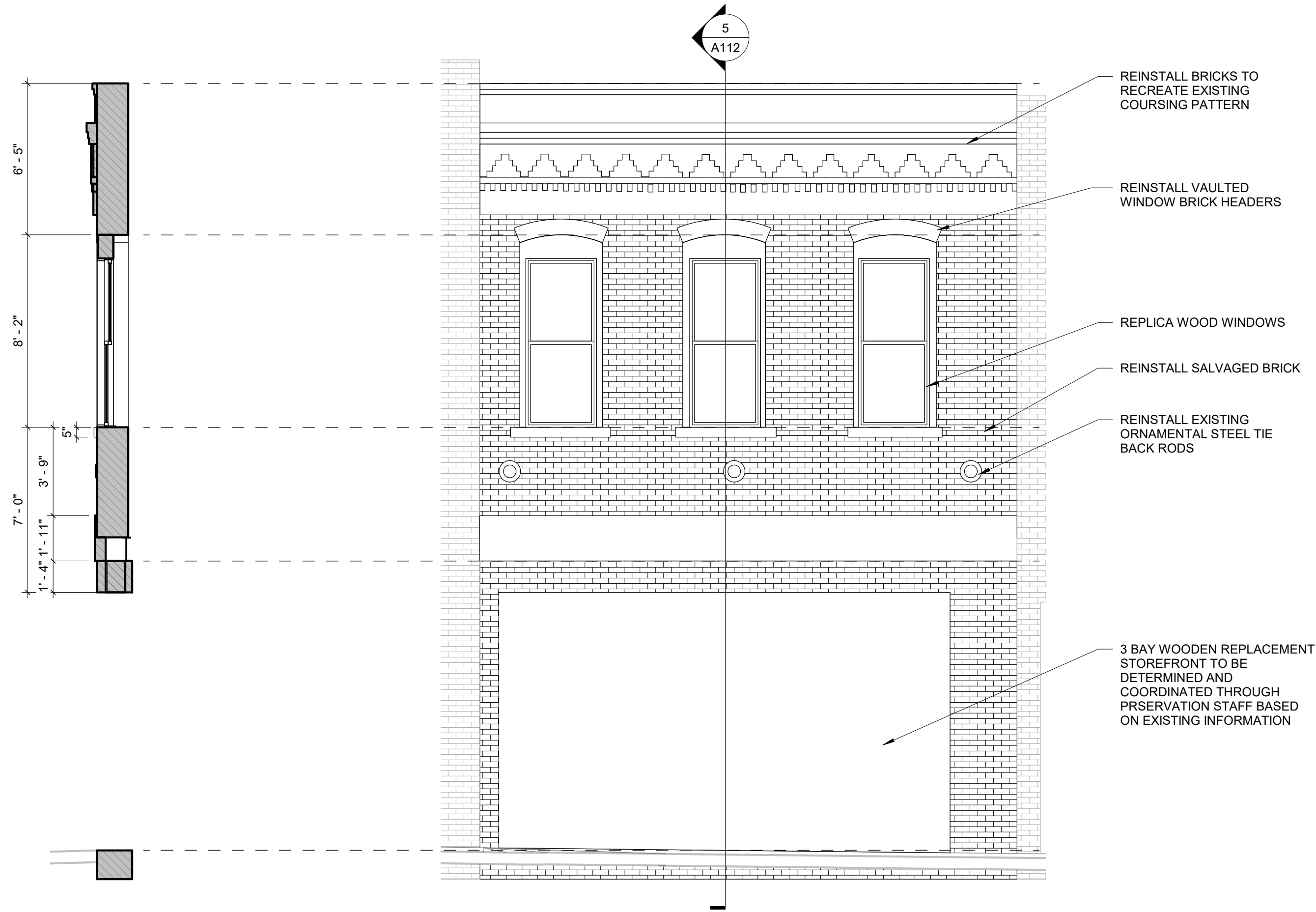
3 909 - ROOF - NEW
1/4" = 1'-0"



2 909 - LEVEL 2 - NEW
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



5 909 WALL SECTION - NEW
1/4" = 1'-0"

4 909 - WEST ELEVATION - NEW
1/4" = 1'-0"

Steve Sabrowsky

APPROVED
By Amber Allen at 11:33 am, Sep 15, 2021

ISSUE DATE:	26 JULY 2021
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909 FACADE
RECONSTRUCTION

A112



2 WEST ELEVATION - NEW
1/4" = 1'-0"



1 WEST ELEVATION - EXISTING
1/4" = 1'-0"

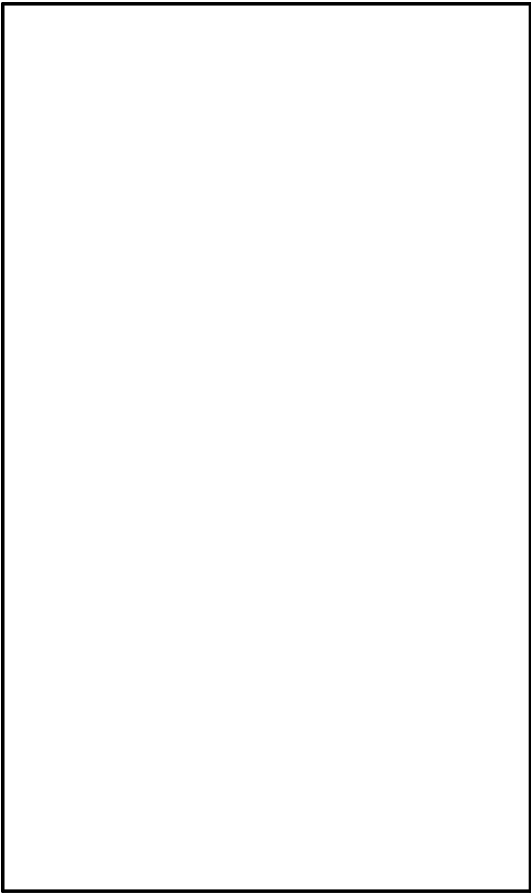
Steve Sadowsky

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By Amber Allen at 11:33 am, Sep 15, 2021

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EXISTING AND NEW
ELEVATIONS

A114

907 909 911 N. CONGRESS AVE.
AUSTIN TEXAS

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